

# Ipswich Local Plan

## Local Development Scheme for Ipswich

9<sup>th</sup> Edition – October 2015

(8<sup>th</sup> Revision)

Revised Version



**IPSWICH**  
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**Please note:**

**This version of the Local Development Scheme for Ipswich replaces the version published in September 2014.**

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## 1 **Introduction**

- 1.1 The Planning and Compulsory Purchase Act 2004 ('the Act') requires the Council to prepare and maintain a 'local development scheme'. This document is the revised local development scheme for Ipswich (also referred to as the 'LDS') and is the ninth edition since the original was published in January 2005. It replaces the eighth edition of the LDS for Ipswich published in September 2014.
- 1.2 The LDS for Ipswich sets out the development plan documents that Ipswich Borough Council is preparing, or intends to prepare, as part of the local planning policy framework, known as the Ipswich Local Plan. The LDS also explains the subject matter and geographical coverage of the documents, and the timetables for their preparation and on-going review.
- 1.3 In addition to development plan documents that together form the Ipswich Local Plan, the Council proposes to prepare or review additional planning documents. These are also outlined in the LDS for information, although it is not a legal requirement to include them.
- 1.4 It has become necessary to review the September 2014 LDS timetable again to take account of:
  - The introduction of new supplementary planning documents;
  - Changes to the timetable as detailed in the Ipswich annual authority monitoring report published in March 2015; and
  - Joint work taking place under the Duty to Co-operate<sup>1</sup>.
- 1.5 This revised LDS sets a timetable that the Council expects to meet. However, there are often unforeseen delays in plan preparation which may cause this timetable to change. Should there be significant changes prior to a formal revision of the LDS, it may be necessary for the Council to produce a revised chart during the course of the plan making period. The LDS focuses on having completed a Local Plan for Ipswich by mid-2016, which includes formal adoption of the Ipswich Garden Suburb supplementary planning document.
- 1.6 This LDS for Ipswich is publicly available and can be purchased from the Council or obtained via the Council website: [www.ipswich.gov.uk](http://www.ipswich.gov.uk).
- 1.7 It has been prepared having regard to the Act and its associated Regulations, which set out precisely what needs to be in a local development scheme.
- 1.8 Whilst Ipswich Borough Council is responsible for much of the planning system for the Borough, Suffolk County Council remains responsible for preparing a minerals and waste development scheme. Further advice on that scheme can be obtained from the County Council (contact number 0345 606 6067).
- 1.9 A glossary explaining terms used within the LDS is contained at Appendix 5.
- 1.10 If you would like to discuss any aspects of this document, please contact the planning policy team at the address on the front cover of this document.

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<sup>1</sup> The duty for local planning authorities to co-operate with each other and key agencies for strategic planning purposes was introduced through Section 10 of the Localism Act 2011.

## **2 The Purpose and Content of the Local Development Scheme**

2.1 The local development scheme has three main purposes. These are:

- To inform the public about documents that will make up the planning policy framework for Ipswich, and the timescales for the preparation of these documents;
- To establish and reflect council priorities and to enable work-programmes to be set for the preparation of documents; and
- To set a timetable for the review of the documents once they have been prepared.

2.2 Sections 3 and 4 and Appendix 1 set out the documents the Council will prepare and the timetables for doing so.

2.3 There are six different types of planning document that could potentially be prepared. Their content varies between policies for the use of land, policies for involving the public in planning, guidance, and information and this is explained in the following paragraphs.

- Development plan documents (DPDs);
- Supplementary planning documents (SPDs);
- A community infrastructure levy (CIL) charging schedule.
- A statement of community involvement (SCI);
- An authority monitoring report (AMR); and
- Guidance prepared by Suffolk County Council.

2.4 The first type of planning document is called a **development plan document** (DPD). Together, DPDs form the Local Plan for a local authority area. Ipswich already has one adopted DPD in the form of the Core Strategy and Policies DPD (adopted December 2011). This sets out the overarching strategy for the future development of the Borough to 2027, and includes detailed policies to manage new development. The Ipswich DPDs currently under preparation/review or planned are highlighted within Section 4 and Appendix 1 of this LDS. All DPDs are subject to independent examination of their soundness by a Planning Inspector.

2.5 The statutory development plan for Ipswich currently consists of the adopted Core Strategy and Policies DPD. Until all Ipswich development plan documents are adopted, the statutory development plan also consists of certain saved policies from the 1997 Ipswich Local Plan. The Suffolk Minerals and Waste development plan documents also form part of the development plan.

2.6 Section 38(6) of the Planning and Compulsory Purchase Act states that:

*“... for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the (development) plan unless material considerations indicate otherwise.”*

- 2.7 Neighbourhood plans are also development plan documents. This is a new type of planning document introduced by the Government through the Localism Act 2011<sup>2</sup> and supporting regulations. The provisions of the Localism Act for neighbourhood planning came into force on 6<sup>th</sup> April 2012. They allow a community to prepare a plan for its neighbourhood, provided the plan is in general conformity with strategic policies in the local plan for the area, and is subject to independent examination and a referendum. At present there are no proposals by communities for the preparation of neighbourhood plans in Ipswich.
- 2.8 The second type of planning document listed is called a **supplementary planning document** (SPD). These do not form part of the statutory development plan but they are considered as material considerations in planning decisions and provide additional detailed guidance to policies set out in development plan documents or in national policy. It is not a requirement that SPDs be listed in an LDS and this enables local planning authorities to prepare them as circumstances change. However, those that the Council currently plans to prepare are listed herein for information. SPDs are not subject to independent examination, but they are subject to public consultation by the Council before they are adopted.
- 2.9 The third type of planning document listed is the **community infrastructure levy (CIL) charging schedule**. The community infrastructure levy is a charge that local planning authorities may choose to levy on new development to fund infrastructure needed to support growth, usually taking the form of a charge per unit area of floorspace and may vary between types of development (i.e. housing, retail, industry). To date, Ipswich Borough Council has used section 106 agreements negotiated with developers to obtain such funding. However, after 6<sup>th</sup> April 2015 the scope to use section 106 agreements became more limited with local planning authorities not able to pool more than five section 106 contributions for an infrastructure project or type of general infrastructure, backdated to 6<sup>th</sup> April 2010. A CIL charging schedule is the document which sets out the charges to be levied and it is subject to independent examination. Public consultation was undertaken on a preliminary draft charging schedule between December 2013 and January 2014.
- 2.10 The fourth type of document listed is the **statement of community involvement** (SCI). This deals specifically with how the Council will involve the community in planning. The SCI does not itself contain planning policies. A review of the Ipswich SCI was adopted in March 2014 and replaced the previous September 2007 SCI.
- 2.11 The fifth type of document listed is the **authority monitoring report** (AMR). All local planning authorities are required to prepare and publish an authority monitoring report at least every twelve months, to report progress on implementing the LDS and implementing policies in plans. The most recent AMR was published in December 2014 for the April 2013 to March 2014 monitoring period. Preparation of the AMR for the April 2014 to March 2015 monitoring period is currently underway.
- 2.12 In addition Suffolk County Council prepares supplementary guidance, most recently the Suffolk Guidance for Parking, adopted by Ipswich Borough Council in February 2015.

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<sup>2</sup> Localism Act 2011, Chapter 3

2.13 The Act (as amended by the Planning Act 2008 and Localism Act 2011) states that a local development scheme must specify:

- ❑ the local development documents which are to be development plan documents;
- ❑ the subject matter and geographical area to which each development plan document relates;
- ❑ which development plan documents, if any, are to be prepared jointly with one or more other local planning authorities;
- ❑ any matter or area in respect of which the authority has agreed (or proposes to agree) to the constitution of a joint committee (with other local planning authorities); and
- ❑ the timetable for the preparation and revision of the development plan documents.

2.14 A duty to co-operate was introduced through the Localism Act 2011, which requires local planning authorities to work together constructively, actively and on an on-going basis on strategic, cross-boundary matters in the preparation of DPDs. The duty to co-operate is a means through which cross boundary issues will be dealt with. A statement outlining the duty to co-operate work undertaken by Ipswich Borough Council with neighbouring local authorities, Suffolk County Council, and statutory agencies was published alongside the proposed submission development plan documents (Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012) in the autumn of 2014 and will be updated at the point of submission.

### **3 A Summary of the Local Development Scheme for Ipswich**

3.1 The Council has considered which DPDs to prepare or review to form a complete Ipswich Local Plan, which complies with new legislation and reflects Council priorities. It has also considered which other planning documents to prepare or review, as follows:

- DPDs and SPDs, including, for DPDs, updates to the policies map where appropriate (see Section 4 and Appendix 1);
- A CIL charging schedule that sets out charges to be levied against new development (see Appendix 1);
- An authority monitoring report (see Section 9);
- General evidence base documents that will inform the production of planning documents, for example Wildlife Audit update 2012-13 (see Section 5);
- Supporting documentation<sup>3</sup> will include for each relevant document:
  - a report setting out how the production of the development plan document complies with the requirements for Strategic Environmental Assessment and sustainability appraisal (see Section 6);
  - the details of pre-submission public participation as required by the Regulations;
  - an explanation of the steps undertaken to ensure that the document has been produced in accordance with the statement of community involvement; and
  - a list of documents that are relevant to the topic or areas that may be of relevance to the planning of that area. The Council may publish some of these but other bodies such as the Government will publish others.

3.2 The Council is not currently aware of community intentions within the Borough to prepare neighbourhood plans. These are plans led by the community rather than the local planning authority and therefore they would not necessarily in future be listed within the LDS.

3.3 County-wide supplementary guidance has been prepared by the County Council on parking standards, including car and cycle parking, which was adopted by Ipswich Borough Council on 10<sup>th</sup> February 2015.

3.4 The diagram on the next page provides a summary of the planning documents that have been adopted or are proposed. All of these documents will be publicly available.

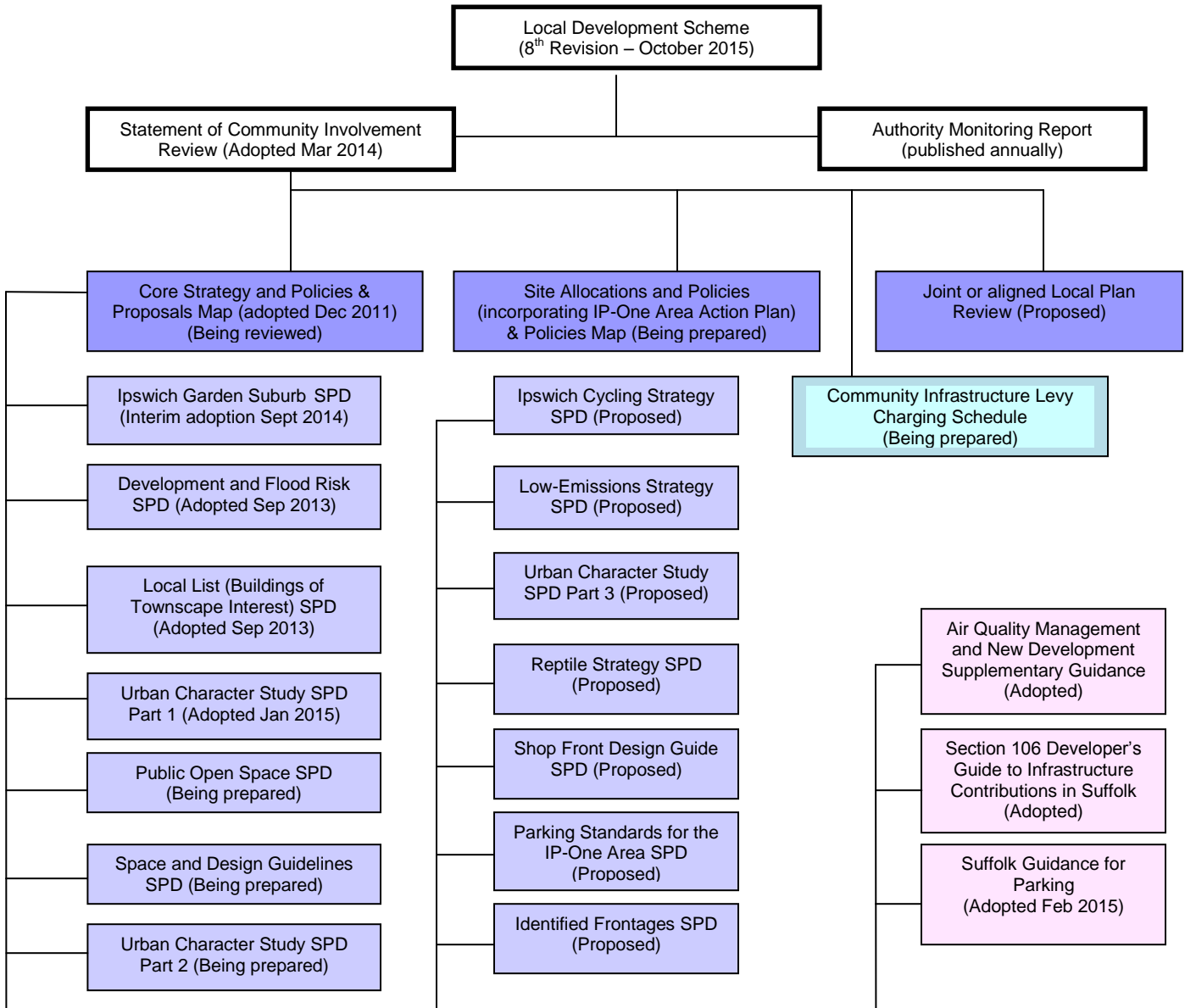
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<sup>3</sup> This is usually prepared at the 'publication' (Regulation 18) or 'submission' (Regulation 19) stages for development plan documents (Town and Country Planning (Local Planning) (England) Regulations 2012).



# Ipswich Local Development Scheme

8<sup>th</sup> Revision – October 2015



## Key

Development Plan Document
Supplementary Planning Document
Supplementary Guidance prepared by Suffolk County Council

## 4 **Local Development Documents**

- 4.1 Planning documents that the Council proposes to produce are listed below and explained in detail within Appendix 1. All the information that is required by the Act to be in a local development scheme (see paragraph 2.12) is included. The documents are:

	<i>Page</i>
<b>Development Plan Documents (DPDs)</b>	
<input type="checkbox"/> Review of the Core Strategy and Policies	25
<input type="checkbox"/> Site Allocations and Policies (incorporating the IP-One Area Action Plan) <sup>4</sup> , and Policies Map <sup>4</sup>	26
<input type="checkbox"/> Joint or aligned Local Plan Review	28

<sup>4</sup>Note: IP-One area includes the Waterfront, Ipswich Village and other parts of central Ipswich.

### **Community Infrastructure Levy Documents**

<input type="checkbox"/> Community Infrastructure Levy Charging Schedule	30
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### **Supplementary Planning Documents (SPDs)**

<input type="checkbox"/> Ipswich Garden Suburb <sup>#</sup>	29
<input type="checkbox"/> Ipswich Urban Character Parts 2 and 3 <sup>*</sup>	31
<input type="checkbox"/> Public Open Space <sup>*</sup>	32
<input type="checkbox"/> Space and Design Guidelines <sup>*</sup>	33
<input type="checkbox"/> Ipswich Cycle Strategy <sup>*</sup>	34
<input type="checkbox"/> Low-Emissions Strategy <sup>*</sup>	35
<input type="checkbox"/> Reptile Strategy <sup>*</sup>	36
<input type="checkbox"/> Shop Front Design Guide <sup>*</sup>	37
<input type="checkbox"/> Parking Standards for the IP-One Area <sup>*</sup>	38
<input type="checkbox"/> Identified Frontages (Central Shopping Area and District and Local Centres) <sup>*</sup>	39

<sup>#</sup> This SPD will provide further guidance and information on sites that will be allocated through the Core Strategy and Policies DPD. It was adopted as interim guidance in September 2014 but final adoption will correspond with that of the Core Strategy Review DPD (see above).

<sup>\*</sup> These SPDs will provide supplementary guidance to policies contained with the Core Strategy and Policies DPD.

- 4.2 The proposals map (now known as the policies map) will be revised at the same time as all development plan documents, which involve changes to site allocations or geographical designations that need to be illustrated spatially, so as to show policies and proposals on a geographical basis (Regulation 9(1)).

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<sup>4</sup> The Proposals Map has been renamed as a policies map by Regulation 9 of the Town & Country Planning (Local Planning) (England) Regulations 2012. Please note that the adopted Core Strategy Proposals Map is still referred to as such, because it was published before the Regulations took effect.

## **Key Changes since the Local Development Scheme published in September 2014**

- 4.3 There are three major changes between this revised version of the LDS and the previous version published in September 2014. These are:
1. Updating timetables for DPDs and SPDs;
  2. Adding reference to joint working planned on a joint or aligned Local Plan Review development plan document covering the wider Ipswich Policy Area and including the Ipswich Housing Market Area and Ipswich Travel to Work Area; and
  3. Adding four SPDs on an Ipswich Reptile Strategy, Identified Frontages, a Shop Front Design Guide and IP-One Area Parking Standards.

### Revised timetable for the full review of the Core Strategy

- 4.4 The commencement of the review of the adopted Core Strategy and Policies DPD began in October 2012 and was announced in the Council's Local Plan newsletter 6 dated February 2013. The review is particularly focused around policies CS7: The Amount of Housing Required, CS10: Ipswich Northern Fringe, CS13: Planning for Jobs Growth and CS17: Delivering Infrastructure. Initially it was started as a focused review looking only at these key areas of the plan strategy.
- 4.5 However, subsequent to the Regulation 18 public consultation on the Core Strategy and Policies DPD focused review (January to March 2014), it was identified that the scope of what constitutes a focused review had been challenged elsewhere in the country at public examination hearings. Therefore, having reviewed the scope of the changes proposed, the Council has decided to proceed with a full review of the adopted Core Strategy and Policies development plan document. This was reflected in the September 2014 LDS.
- 4.6 Consultation on the full Core Strategy Review (Regulation 19) took place between December 2014 and March 2015. The period was extended to twelve weeks, as it spanned the Christmas break. This affected the published timetable for subsequent stages. The switch to a full plan review meant that any part of the plan could be subject to representations. The timetable for the Core Strategy review indicates that submission of the plan is now expected in December 2015, with adoption in September 2016.

### Revised timetable for the Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD

- 4.7 The draft Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD was subject to public consultation on a draft document (Regulation 18) between January and March 2014. A further round of public consultation (Regulation 19) took place alongside that on the Core Strategy Review between December 2014 and March 2015. As with the Core Strategy Review, the extended period of consultation affected the timetable for subsequent stages. Therefore, the Site Allocations DPD timetable has been similarly revised to show submission in December 2015 and adoption in September 2016.

## Strategic Planning after 2016

- 4.8 Strategic planning for the next period after the Core Strategy Review is adopted will be carried out through a joint or aligned Local Plan Review with the Ipswich Policy Area local planning authorities. Ipswich Borough's boundary is tightly constrained and therefore the Council needs to work jointly with neighbouring areas to ensure that future needs for development and infrastructure are met. The Duty to Co-operate Statement prepared to accompany the submission draft Core Strategy Review (December 2014 and updated September 2015) describes how strategic cross-boundary issues are being jointly addressed. A Memorandum of Understanding will be prepared by the Ipswich Policy Area local planning authorities in 2015. This will commit them to the continued joint working to:
- ❑ Agree objectively assessed housing need for the Ipswich Housing Market Area (the local authority areas of Ipswich Borough, Suffolk Coastal, Babergh and Mid Suffolk District Councils);
  - ❑ Agree objectively assessed employment need for the Ipswich Functional Economic Area (also the local authority areas of Ipswich Borough, Suffolk Coastal, Babergh and Mid Suffolk District Councils);
  - ❑ Identify broad locations to accommodate forecast growth;
  - ❑ Ensure the implementation of any mitigation measures required as a result of Habitats Regulations Assessment; and
  - ❑ Identify and prioritise infrastructure delivery across the four local authority areas.
- 4.9 At this stage the Memorandum of Understanding will set out the scope of joint working to take place, in order to secure the local planning authorities' commitment to a strategic approach to planning development. It is an agreement between the parties to carry out the work jointly. It will mark the beginning of a programme of work which will be needed to define and put in place the structures and mechanisms needed to deliver the above outcomes and secure political agreement, in consultation with communities. There are different models for how this can be achieved, such as establishing formal joint committees and preparing joint development plan documents, or collaborating on evidence gathering and strategic approach which is then reflected in individual authorities' plans. No decision has been taken on which mechanism would be most appropriate for a future Local Plan Review.

### Update on Supplementary Planning Documents (SPDs)

- 4.10 The Planning Act 2008 removed the requirement for SPDs to be included in the local development scheme and for them to be subject to sustainability appraisal. However, they are included here for information and completeness, and are subject to Strategic Environmental Assessment (SEA) screening to determine whether an assessment is required. If it is, then a sustainability appraisal incorporating SEA will be undertaken as was the case for the Ipswich Garden Suburb SPD.
- 4.10 The Ipswich Garden Suburb SPD (formerly Northern Fringe Area Development Brief) was adopted by the Council in September 2014 as interim guidance to be used as a material consideration in determining any planning application that may be received. Formal adoption of the SPD will be subsequent to adoption of the Core Strategy and Policies DPD review, which will determine the extent of development in this area and the timing. Therefore the adoption date of the SPD has been updated from November 2015 to September 2016.

- 4.11 An Ipswich Urban Character SPD is being prepared in multiple parts. This document will support the implementation of Core Strategy policies and inform future plan preparation and development management decision making. Detailed guidance already exists for the town's conservation areas, but there is little additional design guidance for the larger part of the urban area to guide developers or planners. National and local planning policies require the protection and enhancement of the special character and distinctiveness of Ipswich. Part 1 of the SPD was adopted in January 2015. It identifies, describes and analyses four urban character areas: California, Gipping & Orwell Valley, Norwich Road, and Parks. Part 2 of the SPD covers the areas of Chantry, Stoke Park and Maidenhall. Part 2 was subject to public consultation during July and August 2015. It is due for adoption in November 2015. Part 3 will focus on three more character areas: outer North East, North West and South East Ipswich, and it will be prepared in 2017.
- 4.12 A Public Open SPD is being prepared, which will replace two supplementary planning guidance notes on Public Open Space (August 1998) and The Provision and Maintenance of Children's Play Space (April 1999). The document will focus on the provision and maintenance of public open space, including children's play space and the requirement to enhance biodiversity and tree canopy cover through the implementation of open space policy contained within the Core Strategy. Public consultation has been put back to November and December 2015, in order to ensure that the SPD is aligned with the requirements of the Community Infrastructure Levy Regulations which came into force in April 2015.
- 4.13 A Space and Design Guidelines SPD is being prepared, which will replace the remaining elements of the non-statutory planning guidance: Development Control Policies and Design Guidelines (1992), in particular focusing on the space standards in between development. This SPD will also replace the supplementary planning guidance document: Good practice guide to extending your home (July 1999). The SPD was subject to public consultation during July and August 2015 and is due for adoption in November 2015.
- 4.14 An Ipswich Cycling Strategy SPD is being prepared. A call for ideas was issued in July 2015. This SPD will provide an opportunity to complement policies in the Core Strategy in respect of cycling infrastructure that can be achieved through new development. Suffolk County Council has recently published a Suffolk Cycling Strategy, which this document would need to complement, and it would also relate to the Suffolk advisory parking standards in respect of cycle parking, which was adopted in February 2015. The intention of this document is to replace the Cycle Strategy for Ipswich (December 1997).
- 4.15 A Low-Emissions Strategy SPD is being prepared. The call for ideas for this SPD was also issued in July 2015. This SPD is supported by the Council's environmental health service and would seek to provide a package of measures aimed at mitigating the transport impacts of development. The primary aim of low-emissions strategies are to accelerate the uptake of cleaner vehicle fuels and technologies in and around development sites and to promote modal shift away from the car. An example could be electric recharging points in car parks and on-street.
- 4.16 Four new SPDs have been added to the LDS. All will be supplementary to policies contained within the Core Strategy and Policies DPD:

- Reptile Strategy SPD - this SPD will provide guidance on how to work within the 'mitigation hierarchy' in relation to reptiles on development sites. This includes guidance on how to avoid or minimise impacts to reptiles, such as by retaining populations or part of a population on-site, and how to mitigate impacts, for example by moving ('translocating') populations of reptiles to other sites. It will include criteria for identifying receptor sites for translocated reptiles and will also identify potential sites.
- Identified Frontages (Central Shopping Area and District and Local Centres) SPD - this SPD will review and amend the identified frontages within the Primary, Secondary and Speciality Shopping Area of the Central Shopping Area, and the District and Local Centres. It will update the shopping frontages identified through the Central Shopping Area Identified Frontages SPG 1997 and support emerging policy in the Core Strategy Review. Reviewing and rationalising the identified frontages will provide the opportunity to respond to the need for greater flexibility in the Central Shopping Area to support town centre regeneration.
- Shop Fronts Design Guide SPD - The Shop Front Design Guide SPD will provide guidance on the design of retail frontages in urban and suburban street locations throughout the Borough. It will apply to new development, the replacement or renewal of existing frontages and the modification of existing retail facades. Listed buildings and shopfronts in conservation areas will be covered by the SPD. The principal focus of design guidance will be on the ground floor portions of retail elevations, such as the entrance, shop window and fascia (including the design of signage). It will also apply to proposals above the ground floor level where this forms part of the retail or architectural frontage.
- IP-One Area Parking Standards SPD. The Suffolk Advisory Parking Guidance was adopted by the Council in February 2015. The Parking Standards for the IP-One Area SPD will set maximum standards for car parking for new residential development within the IP-One Area and define appropriate standards for operational car parking in connection with non-residential uses within the central car parking core.

#### CIL Charging Schedule

- 4.17 The Council is preparing a community infrastructure levy (CIL) approach to funding infrastructure. The timetable for preparation has been revised through this review of the LDS. CIL is a charge levied on new developments based on their floor area (usually a charge per square metre). It is a set charge and is not negotiable. The money raised is used to pay for infrastructure provision needed to support growth. Since 6<sup>th</sup> April 2015, local planning authorities have not been able to pool more than five section 106 contributions<sup>5</sup> (CIL Regulation 123). Thus tariff or standard charge approaches based on the section 106 system became unlawful after 6<sup>th</sup> April 2015. Authorities that do not have CIL in place could lose funding for infrastructure as a result. It is proposed to have a CIL charging schedule in place by July 2017. However, it is not considered this will be a significant impact for Ipswich as the Council will still be able to pool up to five section 106 contributions.

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<sup>5</sup> Section 106 of the Town and Country Planning Act 1990

4.18 The process for preparing a CIL charging schedule is similar to that for development plan documents. It is broadly as follows (for more detail refer to the Community Infrastructure Regulations 2010, as amended):

- Informal public consultation on the proposed levy rates in a draft preliminary version of the charging schedule (Regulation 15) – this was undertaken between December 2013 and January 2014;
- Formal public consultation on a draft schedule for a period of at least four weeks during which representations can be made (Regulations 16 and 17);
- Submission to, and examination in public of the draft charging schedule by an independent person appointed by the charging authority (Regulations 19 and 20);
- Publication of the examiner's recommendations (Regulation 23);
- The Council adopts the charging schedule (Regulation 25).

#### Work programme to 2018

4.19 Chart 1 below presents the work programme and plots all the documents against a time-line. This chart illustrates the work programme for the production of planning policy from now until the end of 2018. The way in which Chart 1 shows the post-submission examination of DPDs is **indicative only** and will ultimately be a matter for the Inspector to determine. The length of examinations and reporting will depend on the number of representations received and the resources available at the Planning Inspectorate at the time. Therefore, the examination and reporting times shown may need to be revised at a later date. The appointed Inspector will decide how the examinations will run once the documents and final representations have been submitted.

4.20 It is recognised that the planning system has resource implications for the Council. The Council's planning policy team will lead the production of local development documents, but additional resources will be made available corporately to support the work. There is also an acknowledgement that outside expertise will be required on some issues and that this will require funding via grants or corporate budgets.

4.21 The Council will, as far as possible, keep to the timetable it has set itself for the completion of individual local development documents and the Local Plan as a whole. The timetable has been prepared having regard to the current and future anticipated resources available to the Council. A detailed risk assessment is provided in Section 8.

4.22 The work programme for post 2018 is yet to be determined, with the exception of the Urban Character Study SPD Part 2 and the annual authority monitoring report. However, it is anticipated there will be further joint strategic planning work with neighbouring local authorities as each local authority reviews their strategic development plan documents.





## 5 Other Evidence Base Documents that will be published

- 5.1 The development plan documents will establish the Council's planning policies. However, in preparing these documents, a range of background work needs to be undertaken or taken account of. This work will be or has been published as the evidence base for policy preparation. Many of these documents will be/are produced either by, or for, the Council, but a number of them will be/are prepared by or for other organisations. In addition, a number of background documents will not be or have not been produced specifically for planning purposes but will be of relevance to development plan documents (e.g. the Suffolk Local Transport Plan).
- 5.2 The 'Core Document Library' contains a number of background papers. The Core Document Library for the adopted Core Strategy and Policies DPD has been available since the plan was submitted and it includes at least 200 documents. It has recently been updated (during 2014 and 2015) to support the Core Strategy Review. Where appropriate, the Core Strategy Core Document Library reference has been included in the table below for ease of reference. The Core Document Library can be viewed at [www.ipswich.gov.uk/coredocumentlibrary](http://www.ipswich.gov.uk/coredocumentlibrary), and at the Council's offices at Grafton House, Russell Road in Ipswich. It can also be viewed at the County Library in Northgate Street, Ipswich, during periods of public consultation and independent examination.
- 5.3 Whilst the need for some background documents can be identified now, it should be noted that the Council might publish others in the course of preparing development plan documents.
- 5.4 Some key local and sub-regional elements of the evidence base are as follows. The table is not exhaustive (please refer to the full Core Document Library):

<b>Core Document Library (2015) reference</b>	<b>Study or plan</b>	<b>Date published</b>	<b>Review date</b>
SCD02	New Anglia Local Enterprise Partnership Strategic Economic Plan	2014	-
SCD01	Suffolk Growth Strategy	2014	-
SCD05	Greater Ipswich City Deal	2013	
SCD11	Suffolk Haven Gateway Employment Land Review and Strategic Sites Study (GVA Grimley)	2009	Ipswich, Suffolk Coastal, Waveney, Babergh and Mid Suffolk District Councils are currently undertaking an employment land needs assessment – publication expected November 2015

<b>Core Document Library (2015) reference</b>	<b>Study or plan</b>	<b>Date published</b>	<b>Review date</b>
ICD12, ICD13	East of England Forecasting Model	2012, 2013 (run annually)	2014
ICD08	Ipswich Housing Market Area Population Projections	2013	2015
ICD06	Ipswich Housing Needs Study (Fordham Research)	2005	Updated 2012 through joint Strategic Housing Market Assessment. A Suffolk Housing Survey has been undertaken.
SCD12	Ipswich Housing Market Area Strategic Housing Market Assessment (SHMA)	2012	2016
ICD11	Strategic Housing Land Availability Assessment Update (IBC)	November 2013	2015/16
LPCD26	Whole Plan Viability Study (Peter Brett Associates)	2015	-
ICD33	Ipswich Strategic Flood Risk Assessment Level 2 report (IBC)	Published May 2011	N/A
ICD77	Ipswich Surface Water Management Plan Phase 3 Report	2012	-
ICD40	Flood risk sequential statement	2014	-
SCD25	Haven Gateway Water Cycle Study Stage 2	2010	-
ICD76	Ipswich Borough Council Strategies:  Economic Development Strategy	2012	-

<b>Core Document Library (2015) reference</b>	<b>Study or plan</b>	<b>Date published</b>	<b>Review date</b>
ICD05	Housing Strategy 2010/11 to 2015/16	2010/11	-
ICD54	Cultural Strategy 2011-2014	2011	-
ICD22	Environment Strategy	2010	-
ICD23	Open Space and Biodiversity Policy / Strategy	2013	2023
ICD25	Tree Management Policy	2010	2015
ICD74	Allotment Strategy	2014	-
ICD04	State of Ipswich Report 2014	2014	Updated annually
PCD69	Ipswich Retail and Commercial Leisure Study (Strategic Perspectives)	October 2010	-
SCD14	Suffolk Local Transport Plan 3 2011-2031	2011	
ICD48	Ipswich Transport Model Assessment	2010	Currently undergoing update, publication expected late 2015
ICD16	Ipswich Town Centre Masterplan	2012	-
-	Turning our Town Around – the Vision for Ipswich	2015	-
ICD24	Wildlife Audit Update	2014	Review took place over 2012-13 surveying seasons.

5.5 The Council will consider whether to update or replace those documents it produces or commissions. It is not the Council's intention to repeat any work on these issues unless it will be of benefit to the Local Plan.

## **6 Strategic Environmental Assessment / Sustainability Appraisal (update)**

- 6.1 The Council is required to assess and appraise its development plan documents to comply with Strategic Environmental Assessment / Sustainability Appraisal (SEA / SA) requirements. The SEA requirement stems from the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, which has been transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004. The SA requirement stems from the Planning and Compulsory Purchase Act 2004, Part 2 Section 19(5)(a). Previously supplementary planning documents (SPD) have also been subject to SA, but the Planning Act 2008 removed this requirement. However, SPDs undergo a screening exercise to determine if a Strategic Environmental Assessment is required and if so this is undertaken as part of a Sustainability Appraisal.
- 6.2 The key difference between the two processes is that Strategic Environmental Assessment focuses on environmental effects only, whereas Sustainability Appraisal gives equal consideration to social, environmental and economic effects.
- 6.3 The Council published a Scoping Report (October 2013) for the two development plan documents (DPDs) it was preparing (the draft Core Strategy and Policies DPD focused review and the draft Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD) for consultation in October and November 2013. This document was produced by consultants appointed by the Council and reviewed relevant plans, programmes and environmental objectives, setting the framework and approach for the SA process
- 6.4 An interim SA report (December 2013) for both DPDs was published for consultation between January and March 2014. The interim SA report supporting the draft Core Strategy and Policies DPD focused review assessed the effects of the changes to the Core Strategy from that contained in the adopted Core Strategy and Policies DPD (December 2011), an appraisal of cumulative and synergistic effects, and an appraisal of alternative options. The interim SA report supporting the draft Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD appraised cumulative and synergistic effects as well as alternative options, together with an appraisal of the vision and objectives, area based policies, site allocations, IP-One policies and opportunity areas.
- 6.5 Subsequently the Core Strategy Focused Review became a full review of the plan. This change triggered an update to the SA scoping process, which was carried out during the summer of 2014.
- 6.6 Updated SA reports for both the proposed submission Core Strategy Review and the Site Allocations and Policies (incorporating IP-One Area Action Plan) were published for consultation alongside the plans from 12<sup>th</sup> December 2014 to 5<sup>th</sup> March 2015.
- 6.7 An SA (November 2013) was also produced for the draft Ipswich Garden Suburb SPD, which was consulted on alongside the SPD between January and March 2014. This document set out a summary of the key existing characteristics and issues in Ipswich, the SA framework objectives, alternative options considered in preparing the DPDs, and appraisals of the core objectives, framework plan, spatial

strategies, design principles, transport strategy, infrastructure, and cumulative impacts.

- 6.8 Information on the monitoring of objectives and indicators for these sustainability appraisal documents will be contained within future authority monitoring reports (see Section 9).

## **7 Transition to a new Local Plan**

- 7.1 The Council's local planning policy framework is currently in a state of transition between old and new systems. The old system is represented by the 'saved' policies of the 1997 adopted Ipswich Local Plan<sup>6</sup>. The new system is represented by the adopted Core Strategy and Policies development plan document (DPD), which has partially replaced the old Local Plan. The Proposed Submission Core Strategy and Policies Review (November 2014) Appendix 2, read together with the revisions to the adopted Core Strategy proposals map key, indicates which saved 1997 Local Plan policies still have force. Appendix 2 to this local development scheme also indicates how remaining saved 1997 Local Plan policies will be replaced in due course by new development plan documents.
- 7.2 The Ipswich Local Plan currently consists of the adopted Core Strategy 2011 and saved 1997 Local Plan policies. In due course the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document will replace the remaining saved policies of the 1997 Local Plan.
- 7.3 When all the development plan documents are adopted, they will provide the new planning policy framework at the local level – the new Ipswich Local Plan. Until then, the emerging Core Strategy and Policies DPD Review and Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD, which were subject to consultation in early 2015, are material considerations in the determination of planning applications.
- 7.4 The approved supplementary planning guidance documents and development briefs are also material considerations in the determination of planning applications until they are withdrawn by the Council or replaced by subsequent local development documents. A list of supplementary planning guidance documents that remain of relevance is provided at Appendix 3.
- 7.5 A schedule will be produced with each development plan document outlining to what extent that DPD replaces part(s) of the old planning policy framework. The adopted Core Strategy and Policies development plan document sets out this information in its Appendix 2, and on the key to the Core Strategy proposals map. A summary of the extent to which documents produced under the old system remain of relevance and are being implemented is provided within the authority monitoring report.

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<sup>6</sup> The transitional arrangements of the Local Development Framework system allowed adopted development plan policies to be 'saved'. On 14<sup>th</sup> September 2007, the Secretary of State issued a direction extending the saved period of many of the adopted Local Plan policies. The direction, together with the schedule of saved policies, may be viewed on the Council's website at <http://www.ipswich.gov.uk/NR/rdonlyres/F707B57E-9954-4358-973E-F39762CB439F/0/Direction2007.pdf>

## 8 Risk Assessment

- 8.1 The Council is required in this local development scheme to set out firm timetables for the delivery of local development documents. Therefore, it is important to identify the risks that could affect the work programme set out in this revised local development scheme, and to consider how the risks may be minimised and mitigated.

### **Risk Assessment for Revised Local Development Scheme**

<b>Risk</b>	<b>Likelihood H/M/L</b>	<b>Impact H/M/L</b>	<b>Mitigation / contingencies</b>
1. Loss of staff, or reduction in staffing levels	Med	High	<ul style="list-style-type: none"> <li>• Look to alternative sources of help e.g. secondments from the development management team, student planners.</li> <li>• Exit interviews are conducted to find out why staff leave so that any “push” factors may be identified and addressed.</li> <li>• IBC has a staff performance, development and review system in place.</li> <li>• Use consultants particularly for specialist work, dependent on available funding.</li> <li>• Look at possibility to increase resources within the team.</li> <li>• Ultimately we will need to monitor the staffing situation and adjust timetables if there is no alternative.</li> </ul>
2. Risk to IBC's LDS timetables in undertaking joint working.	Med	Med	<ul style="list-style-type: none"> <li>• Exchange information on timetables with neighbouring districts.</li> <li>• Undertake regular liaison with key officers to get early alert to any changes.</li> <li>• Working together through the Ipswich Policy Area Board</li> </ul>
3. Inadequate budget for preparation of plans or evidence base work.	Med	High	<ul style="list-style-type: none"> <li>• Ensure future likely examinations and associated costs are considered within the Council's budgeting process.</li> <li>• Ensure, as far as possible, that monies have been set aside in the Council's budget.</li> <li>• Look for ways to add value to work e.g. through joint commissioning.</li> </ul>

<b>Risk</b>	<b>Likelihood H/M/L</b>	<b>Impact H/M/L</b>	<b>Mitigation / contingencies</b>
4. New national policy guidance being published part way through plan preparation.	Med	High	<ul style="list-style-type: none"> <li>• High level policy change is monitored through the AMR.</li> <li>• Need to progress LDDs based on best information we have at the time.</li> <li>• Seek advice from the Planning Inspectorate as appropriate.</li> </ul>
5. A new policy direction being adopted locally part way through plan preparation	Low	High	<ul style="list-style-type: none"> <li>• Aim for widest possible buy-in through involving Economic Development and Planning Working Groups.</li> </ul>
6. Capacity of Planning Inspectorate and other agencies to support the process.	Low	High	<ul style="list-style-type: none"> <li>• Liaise with Planning Inspectorate in revising the LDS and keep PINS up to date if timetables change.</li> </ul>
7. Over-ambitious programming of document preparation	Med	High	<ul style="list-style-type: none"> <li>• Manage non-local plan workload so as to ensure that LDS targets are met.</li> <li>• Employ robust project management approaches.</li> <li>• Continue to improve web-based comment system to make processing representations more efficient.</li> </ul>
8. Documents being found unsound/subject to legal challenge	Low	High	<ul style="list-style-type: none"> <li>• Use the soundness self-assessment tool kit.</li> <li>• Take legal advice on plan process and content.</li> <li>• Ensure accurate records are kept of the process.</li> <li>• Ensure evidence base is robust.</li> </ul>
9. Age of some of evidence base by the time we get to examination.	Med	Med	<ul style="list-style-type: none"> <li>• Update information where possible.</li> </ul>



## **9 Monitoring and Review**

- 9.1 The Ipswich local development scheme will be monitored on an annual basis from April to the end of March. Each autumn a monitoring report will be prepared. The report will:
- ❑ Outline where the Council has reached in the preparation of each local development document. This would include giving reasons if any LDD is behind the timetable set out in the LDS;
  - ❑ Give the date of adoption of local development documents;
  - ❑ Provide information on the extent to which policies within the development plan documents and the saved Ipswich Local Plan policies are being achieved;
  - ❑ In particular, for policies which the Council thinks are not being implemented, the Council will give reasons as to why they are not being implemented and what it intends to do about it;
  - ❑ Provide information on the number of housing units that have been completed;
  - ❑ Conclude as to whether any new local development documents are required or whether any existing plans need reviewing in advance of their scheduled main review date (see paragraph 9.5 below); and
  - ❑ Indicate where the local development scheme needs updating.
- 9.2 The Council is required to prepare a local development authority monitoring report under the Localism Act 2011 and publish it direct to the public.
- 9.3 In Appendix 1, each local development document has been given a formal review period of between two and five years. This period has been determined having regard to the relative importance placed on ensuring each document is kept as up-to-date as possible, together with an analysis of the likelihood of circumstances changing that would affect the contents of the document.
- 9.4 This staggered review period will also ensure that the planning policy workload is spread out as consistently as possible across a three year period. This local development scheme effectively creates a work programme for the Council on planning policy from 2015 to 2018 (this is illustrated in the timetable in Section 3). This work programme will be informed and amended via future versions of the local development scheme as a result of monitoring that will be brought together within the authority monitoring report.

**Appendix 1 – Profiles of the Local Development Documents Proposed for Preparation or Review**

**Document 1**

What will the document be called?	<b>Review of the Core Strategy and Policies</b>
What is the subject of the document?	<b>The whole plan review will focus on the housing growth figures for the Borough and will update the plan in accordance with the national policy and appropriate evidence</b>
What geographical area does the document cover?	<b>All of the Borough of Ipswich</b>
Will it be a development plan document?	<b>Yes</b>
Will it be produced jointly with other authorities and will this involve a joint committee?	<b>No, but during the process of review, particular attention will be paid to the views of Suffolk County Council, as education and highway authority, and the local plans of neighbouring authorities in terms of proposals in the Ipswich Policy Area, in accordance with the Duty to Co-operate.</b>
What timetable is proposed for this document (under the 2012 Regulations)?:	
<i>Notify stakeholders &amp; invite representations (reg 18)</i>	Oct 2012-Mar 2014
<i>Publish draft proposed submission plan for inspection &amp; invite representations (regs 19-20)</i>	Dec 2014-Jan 2015
<i>Consult on main modifications to the plan</i>	Oct – Nov 2015
<i>Submit plan &amp; submission documents to Secretary of State (reg 22)</i>	Dec 2015
<i>Independent examination (reg 24)</i>	Mar 2016
<i>Receive &amp; publish Inspector's recommendations (reg 25)</i>	Jul 2016
<i>Adopt the plan (reg 26)</i>	Sep 2016
Who will be responsible for producing the document?	<b>The planning policy service of Ipswich Borough Council</b>
When will the document be reviewed?	<b>The document will be monitored on an annual basis and will then be the subject of a review within five years of adoption. It is proposed that the next review of this Core Strategy would be undertaken jointly or aligned with neighbouring authorities in order to plan strategically for the growth of Ipswich. See separate proposal sheet in this Appendix.</b>

## Document 2

What will the document be called? **Site Allocations and Policies (incorporating IP-One Area Action Plan). Please note that this was formerly two separate plans.**

What is the subject of the document? **Together with the policies map and an IP-One area inset policies map, it will highlight land that is the subject of designations that means it will be protected, and identify allocations of land for specific types of development. For the IP-One area it will also provide design guidelines and an implementation framework. It will provide information and policies in connection with these allocations.**

What geographical area does the document cover? **All of the Borough of Ipswich. The area covered by the former IP-One Area Action Plan now incorporated into this DPD is shown on the map on the next page.**

Will it be a development plan document? **Yes**

Will it be produced jointly with other authorities and will this involve a joint committee? **No, but during the process of document production, particular attention will be paid to the views of Suffolk County Council, as education and highway authority, and the local plans of neighbouring authorities in terms of proposals in the Ipswich Policy Area, in accordance with the Duty to Co-operate.**

The timetable so far (conducted under the 2004 Regulations):

<i>Pre-submission consultation</i>	Commenced Jan 2005
<i>Consulting statutory bodies on the scope of the SA</i>	May 2006
<i>Preparation for Options Consultation</i>	Oct 2006 to Nov 2007
<i>Pre-submission public participation – The Preferred Options Consultation stage</i>	Jan to Mar 2008

Timetable proposed for remaining stages (under the 2012 Regulations):

<i>Notify stakeholders &amp; invite representations (reg 18)</i>	Some repeat of the work carried out under the 2004 regulations, Jul 2012-Mar 2014
<i>Publish draft plan for inspection &amp; invite representations (regs 19-20)</i>	Nov 2014-Jan 2015
<i>Consult on main modifications to the plan</i>	Oct-Nov 2015
<i>Submit plan &amp; submission documents to Secretary of State (reg 22)</i>	Dec 2015
<i>Independent examination (reg 24)</i>	Mar 2016
<i>Receive &amp; publish Inspector's recommendations (reg 25)</i>	Jul 2016

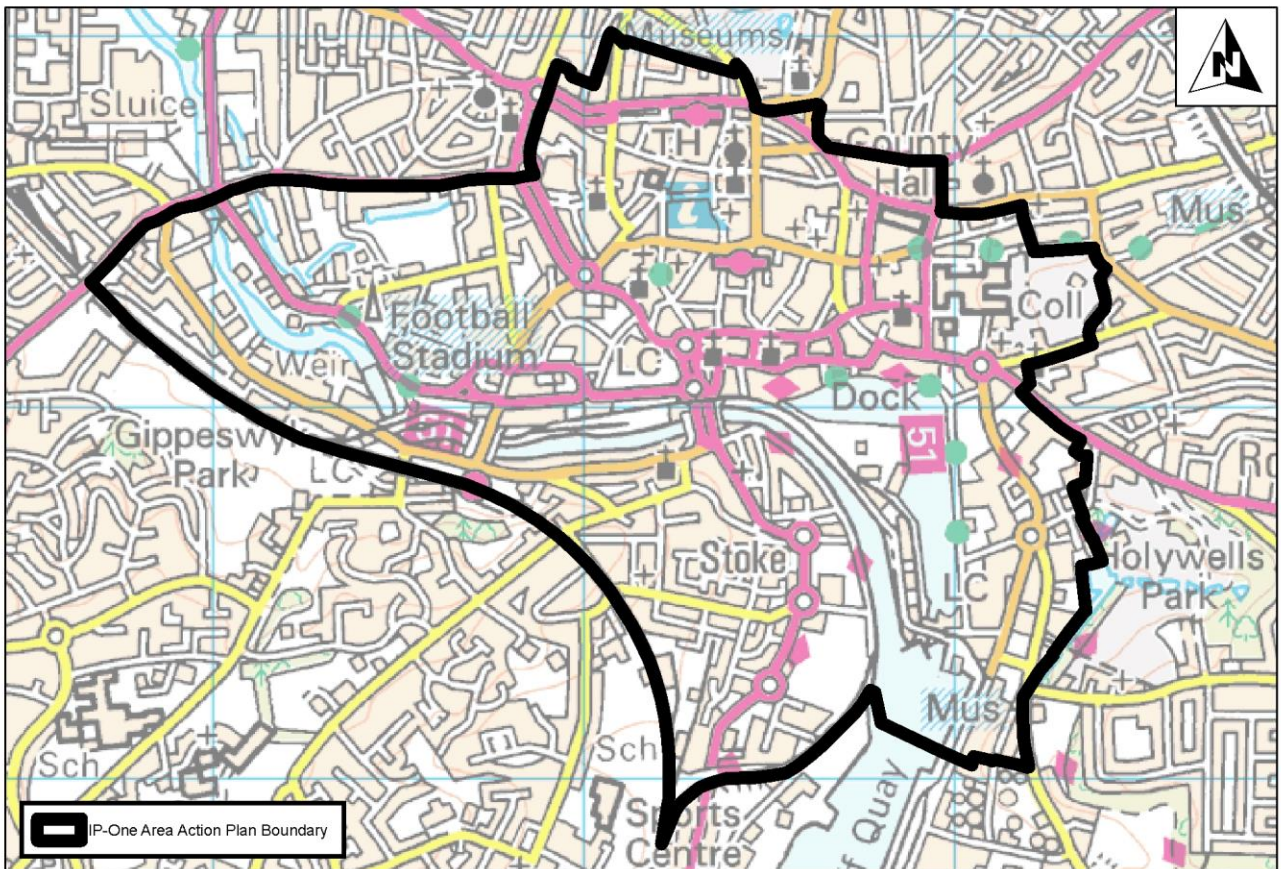
Who will be responsible for producing the document?

**The planning policy service of Ipswich Borough Council**

When will the document be reviewed?

**The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.**

IP-One Area Action Plan area boundary



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### Document 3

What will the document be called?	<b>Joint or Aligned Local Plan Review</b>
What is the subject of the document?	<b>The plan will quantify the housing and employment growth needed and identify broad locations for the growth, the infrastructure needed and any mitigation measures required through Habitats Regulations Assessment. It may take the form of a single joint development plan document, or it may consist of separate but aligned plans for each local authority area.</b>
What geographical area does the document cover?	<b>The precise geography for the document is likely to cover all of the Borough of Ipswich and all of the Districts of Suffolk Coastal, Mid Suffolk and Babergh.</b>
Will it be a development plan document?	<b>Yes</b>
Will it be produced jointly with other authorities and will this involve a joint committee?	<b>This is to be determined but Suffolk Coastal District Council, Mid Suffolk District Council, Babergh District Council and Suffolk County Council will be key partners, in accordance with the Duty to Co-operate. It is also still be determined whether there will be a joint committee, or whether the affected local authorities will adopt the plan(s) individually.</b>
What timetable is proposed for this document (under the 2012 Regulations)?:	
<i>Notify stakeholders &amp; invite representations (reg 18)</i>	Oct 2016-Jun 2018
<i>Publish draft proposed submission plan for inspection &amp; invite representations (regs 19-20)</i>	Sept-Oct 2018
<i>Submit plan &amp; submission documents to Secretary of State (reg 22)</i>	Feb 2019
<i>Independent examination (reg 24)</i>	Jun 2019
<i>Receive &amp; publish Inspector's recommendations (reg 25)</i>	Oct 2019
<i>Adopt the plan (reg 26)</i>	Nov-Dec 2019
Who will be responsible for producing the document?	<b>The planning policy services of Ipswich Borough Council, Suffolk Coastal District Council, Mid Suffolk District Council and Babergh District Council with support from Suffolk County Council or a joint strategic planning team drawing staff from the constituent local authorities.</b>
When will the document be reviewed?	<b>The document will be monitored on an annual basis and will then be the subject of a review within five years of adoption.</b>

#### **Document 4**

What will the document be called?	<b>Ipswich Garden Suburb SPD</b>
What is the subject of the document?	<b>The document will be supplementary to the Core Strategy and Policies DPD and will provide a more detailed design brief approach for the Ipswich Garden Suburb area (formerly the Ipswich Northern Fringe) than that in the DPD and identify the infrastructure that developments will need to provide.</b>
What geographical area does the document cover?	<b>It covers the whole of the Ipswich Garden Suburb as defined on the adopted Core Strategy proposals map.</b>
Will it be a development plan document?	<b>No, a supplementary planning document</b>
Will it be produced jointly with other authorities and will this involve a joint committee?	<b>No, but during the process of document production, particular attention will be paid to the views of Suffolk County Council, as education and highway authority, and neighbouring authorities.</b>
What timetable is proposed for this document (under the 2012 Regulations)?	<i>Evidence Gathering, consultation, preparation of SPD</i> Feb 2012-Jul 2013 (reg 12) <i>Public consultation period (regs 12, 13)</i> Jan-Mar 2014 <i>Modify SPD and interim adoption (reg 14)</i> Aug-Sep 2014 <i>Modify and formally adopt SPD (reg 14)</i> Sep 2016
Who will be responsible for producing the document?	<b>The planning policy service of Ipswich Borough Council</b>
When will the document be reviewed?	<b>The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.</b>

## Document 5

What will the document be called?	<b>Community Infrastructure Levy (CIL) Charging Schedule</b>												
What is the subject of the document?	<b>The document will set out the charges to be levied on new development in Ipswich.</b>												
What geographical area does the document cover?	<b>All of the Borough of Ipswich</b>												
Will it be a Development Plan document?	<b>No</b>												
Will it be produced jointly with other authorities and will this involve a joint committee?	<b>No, but during the process of document production, particular attention will be paid to the views of Suffolk County Council, as education and highway authority, and neighbouring authorities in relation to any cross-boundary infrastructure provision.</b>												
What timetable is proposed for this document (under the CIL Regulations 2010 as amended)?	<table><tr><td><i>Prepare preliminary draft, consult, consider representations (reg 15)</i></td><td>Jun 2012-Jul 2016</td></tr><tr><td><i>Publish draft schedule &amp; consult (regs 16,17)</i></td><td>Sep-Oct 2016</td></tr><tr><td><i>Submit for examination (reg 19)</i></td><td>Dec 2016</td></tr><tr><td><i>Examination (reg 20)</i></td><td>Mar 2017</td></tr><tr><td><i>Publication of Examiner's recommendations (reg 23)</i></td><td>May 2017</td></tr><tr><td><i>Modify and Adopt Charging Schedule (reg 25)</i></td><td>Jul 2017</td></tr></table>	<i>Prepare preliminary draft, consult, consider representations (reg 15)</i>	Jun 2012-Jul 2016	<i>Publish draft schedule &amp; consult (regs 16,17)</i>	Sep-Oct 2016	<i>Submit for examination (reg 19)</i>	Dec 2016	<i>Examination (reg 20)</i>	Mar 2017	<i>Publication of Examiner's recommendations (reg 23)</i>	May 2017	<i>Modify and Adopt Charging Schedule (reg 25)</i>	Jul 2017
<i>Prepare preliminary draft, consult, consider representations (reg 15)</i>	Jun 2012-Jul 2016												
<i>Publish draft schedule &amp; consult (regs 16,17)</i>	Sep-Oct 2016												
<i>Submit for examination (reg 19)</i>	Dec 2016												
<i>Examination (reg 20)</i>	Mar 2017												
<i>Publication of Examiner's recommendations (reg 23)</i>	May 2017												
<i>Modify and Adopt Charging Schedule (reg 25)</i>	Jul 2017												
Who will be responsible for producing the document?	<b>The planning policy service of Ipswich Borough Council</b>												
When will the document be reviewed?	<b>The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.</b>												

## Document 6

What will the document be called? **Ipswich Urban Character SPD (Parts 2 and 3)**

What is the subject of the document?

**The Ipswich Urban Character SPD will identify, describe and analyse urban character areas across the Borough and identify important views within the town. It will enable new development to enhance local distinctiveness within Ipswich and support policies DM5 Urban Design Quality and DM6: Tall Buildings in the Core Strategy. It will be supplementary to policy contained within the Core Strategy and Policies DPD.**

What geographical area does the document cover?

**All of the Borough of Ipswich excluding the conservation areas. The SPD is being prepared area by area. The sections for Norwich Road, Parks, California and Gipping and Orwell Valley were adopted in January 2015. The next area to be prepared is Chantry, Stoke Park and Maidenhall. The remaining outer areas of Ipswich will be prepared in due course.**

Will it be a Development Plan document?

**No**

Will it be produced jointly with other authorities and will this involve a joint committee?

**No**

What timetable is proposed for this document (under the 2012 Regulations)?

Part 2 Chantry, Stoke Park and Maidenhall

*Evidence gathering, consultation, preparation of SPD* Jan 2013-Jun 2015  
(reg 12)

*Public consultation period (regs 12, 13)* Jul-Aug 2015

*Modify and Adopt SPD (reg 14)* Sep-Nov 2015

Part 3 Remaining outer areas of North West, North East and South East Ipswich

*Evidence gathering, consultation, preparation of SPD* Jan 2013-Jun 2017  
(reg 12)

*Public consultation period (regs 12, 13)* Jul-Aug 2017

*Modify and Adopt SPD (reg 14)* Sep-Nov 2017

Who will be responsible for producing the document?

**The planning service of Ipswich Borough Council**

When will the document be reviewed?

**The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.**



## **Document 7**

What will the document be called? **Public Open Space SPD**

What is the subject of the document?

**The document will focus on the provision and maintenance of public open space, including children's play space and the enhancement of biodiversity and tree canopy cover through the implementation of open space policy contained within the Core Strategy.**

**It will be supplementary to policies contained within the Core Strategy and Policies DPD (DM28 and DM29).**

What geographical area does the document cover?

**All of the Borough of Ipswich**

Will it be a Development Plan document?

**No**

Will it be produced jointly with other authorities and will this involve a joint committee?

**No**

What timetable is proposed for this document (under the 2012 Regulations)?

*Evidence gathering, consultation, preparation of SPD* Sep 2013-Nov 2015  
(reg 12)

*Public consultation period (regs 12, 13)* Nov-Dec 2015

*Modify and Adopt SPD (reg 14)* Jan-Mar 2016

Who will be responsible for producing the document?

**The planning policy service of Ipswich Borough Council will lead preparation but significant input will also be needed from the Parks and Open Spaces team who design and manage public open spaces.**

When will the document be reviewed?

**The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.**

## **Document 8**

What will the document be called?	<b>Space and Design Guidelines SPD</b>
What is the subject of the document?	<b>This document will focus on the space standards in between development and provide good design practice guidelines for residential development, including extensions.</b>  <b>It will be supplementary to a policy contained within the Core Strategy and Policies DPD.</b>
What geographical area does the document cover?	<b>All of the Borough of Ipswich</b>
Will it be a Development Plan document?	<b>No</b>
Will it be produced jointly with other authorities and will this involve a joint committee?	<b>No</b>
What timetable is proposed for this document (under the 2012 Regulations)?	<i>Evidence gathering, consultation, preparation of SPD</i> Sep 2013-May 2015 (reg 12) <i>Public consultation period (regs 12, 13)</i> July-Aug 2015 <i>Modify and Adopt SPD (reg 14)</i> Sep-Nov 2015
Who will be responsible for producing the document?	<b>The planning policy service of Ipswich Borough Council</b>
When will the document be reviewed?	<b>The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.</b>

## Document 9

What will the document be called?	<b>Ipswich Cycling Strategy SPD</b>
What is the subject of the document?	<b>The Cycling Strategy SPD will provide guidance on the provision of cycling infrastructure as part of new development and will also provide an opportunity to identify potential wider improvements to cycling infrastructure across the Borough. Cycling infrastructure in this respect not only relates to places where people cycle but also to provision for parking and storing cycles.</b>  <b>It will be supplementary to a policy contained within the Core Strategy and Policies DPD.</b>
What geographical area does the document cover?	<b>All of the Borough of Ipswich</b>
Will it be a Development Plan document?	<b>No</b>
Will it be produced jointly with other authorities and will this involve a joint committee?	<b>No, but during the process of document production, particular attention will be paid to the views of Suffolk County Council, as the highway authority.</b>
What timetable is proposed for this document (under the 2012 Regulations)?	<i>Evidence gathering, consultation, preparation of SPD</i> Sep 2014-Nov 2015 (reg 12) <i>Public consultation period (regs 12, 13)</i> Nov-Dec 2015 <i>Modify and Adopt SPD (reg 14)</i> Jan-Mar 2016
Who will be responsible for producing the document?	<b>The planning policy service of Ipswich Borough Council</b>
When will the document be reviewed?	<b>The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.</b>

## Document 10

What will the document be called?	<b>Low-Emissions Strategy SPD</b>
What is the subject of the document?	<b>The document will seek to provide a package of measures aimed at mitigating the transport impacts of development. The primary aim of low emissions strategies are to accelerate the uptake of cleaner vehicle fuels and technologies in and around development sites and to promote modal shift away from the car.</b>  <b>It will be supplementary to a policy contained within the Core Strategy and Policies DPD.</b>
What geographical area does the document cover?	<b>All of the Borough of Ipswich</b>
Will it be a Development Plan document?	<b>No</b>
Will it be produced jointly with other authorities and will this involve a joint committee?	<b>No, but during the process of document production, particular attention will be paid to the views of Suffolk County Council, as the highway authority.</b>
What timetable is proposed for this document (under the 2012 Regulations)?	<i>Evidence gathering, consultation, preparation of SPD</i> Jul 2015-Jul 2016 (reg 12) <i>Public consultation period (regs 12, 13)</i> Aug-Sep 2016 <i>Modify and Adopt SPD (reg 14)</i> Oct-Dec 2016
Who will be responsible for producing the document?	<b>The planning policy service of Ipswich Borough Council will lead preparation but significant input will also be needed from the Environmental Health team who undertake air quality work.</b>
When will the document be reviewed?	<b>The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.</b>

## Document 11

What will the document be called?	<b>Reptile Strategy SPD</b>
What is the subject of the document?	<b>The Reptile Strategy SPD will provide guidance on how to work within the ‘mitigation hierarchy’ in relation to reptiles on development sites. This includes guidance on how to avoid or minimise impacts to reptiles, such as by retaining populations or part of a population on-site, and how to mitigate impacts, for example by moving (‘translocating’) populations of reptiles to other sites. It will include criteria for identifying receptor sites for translocated reptiles and will also identify potential sites. It will be supplementary to a policy contained within the Core Strategy and Policies DPD.</b>
What geographical area does the document cover?	<b>All of the Borough of Ipswich</b>
Will it be a Development Plan document?	<b>No</b>
Will it be produced jointly with other authorities and will this involve a joint committee?	<b>No</b>
What timetable is proposed for this document (under the 2012 Regulations)?	<i>Evidence gathering, consultation, preparation of SPD</i> Jul 2015-Jan 2016 (reg 12) <i>Public consultation period (regs 12, 13)</i> Feb-Mar 2016 <i>Modify and Adopt SPD (reg 14)</i> Apr-Jul 2016
Who will be responsible for producing the document?	<b>The planning policy service of Ipswich Borough Council will lead preparation but significant input will also be needed from the Parks and Open Spaces team.</b>
When will the document be reviewed?	<b>The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.</b>

## Document 12

What will the document be called?	<b>Shop Front Design Guide SPD</b>
What is the subject of the document?	<b>The Shop Front Design Guide SPD will provide guidance on the design of retail frontages in urban and suburban street locations throughout the Borough. It will apply to new development, the replacement or renewal of existing frontages and the modification of existing retail facades. Listed buildings and shopfronts in conservation areas will be covered by the SPD. The principal focus of design guidance will be on the ground floor portions of retail elevations, such as the entrance, shop window and fascia (including the design of signage). It will also apply to proposals above the ground floor level where this forms part of the retail or architectural frontage.</b>  <b>It will be supplementary to a policy contained within the Core Strategy and Policies DPD.</b>
What geographical area does the document cover?	<b>All of the Borough of Ipswich</b>
Will it be a Development Plan document?	<b>No</b>
Will it be produced jointly with other authorities and will this involve a joint committee?	<b>No</b>
What timetable is proposed for this document (under the 2012 Regulations)?	<i>Evidence gathering, consultation, preparation of SPD</i> Jul-Nov 2015 (reg 12) <i>Public consultation period (regs 12, 13)</i> Nov-Dec 2015 <i>Modify and Adopt SPD (reg 14)</i> Jan-Mar 2016
Who will be responsible for producing the document?	<b>The planning service of Ipswich Borough Council</b>
When will the document be reviewed?	<b>The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.</b>

### Document 13

What will the document be called? **Parking Standards for the IP-One Area SPD**

What is the subject of the document?

**The Parking Standards for the IP-One Area SPD will set maximum standards for car parking for new residential development within the IP-One Area and define appropriate standards for operational car parking in connection with non-residential uses within the central car parking core.**

**It will be supplementary to a policy contained within the Core Strategy and Policies DPD.**

What geographical area does the document cover?

**All of the Borough of Ipswich**

Will it be a Development Plan document?

**No**

Will it be produced jointly with other authorities and will this involve a joint committee?

**No, but during the process of document production, particular attention will be paid to the views of Suffolk County Council, as the highway authority.**

What timetable is proposed for this document (under the 2012 Regulations)?

*Evidence gathering, consultation, preparation of SPD* Jul 2015-Jan 2016  
(reg 12)

*Public consultation period (regs 12, 13)* Feb-Mar 2016

*Modify and Adopt SPD (reg 14)* Apr-Jul 2016

Who will be responsible for producing the document?

**The planning policy service of Ipswich Borough Council**

When will the document be reviewed?

**The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.**

#### **Document 14**

What will the document be called? **Identified Frontages (Central Shopping Area and District and Local Centres) SPD**

What is the subject of the document? **This SPD will review and amend the identified frontages within the Primary, Secondary and Speciality Shopping Area of the Central Shopping Area, and the District and Local Centres.**

**It will be supplementary to policies contained within the Core Strategy and Policies DPD.**

What geographical area does the document cover? **Ipswich Central Shopping Area, District Centres and Local Centres**

Will it be a Development Plan document? **No**

Will it be produced jointly with other authorities and will this involve a joint committee? **No**

What timetable is proposed for this document (under the 2012 Regulations)?

*Evidence gathering, consultation, preparation of SPD* Jan-Jul 2016  
(reg 12)

*Public consultation period (regs 12, 13)* Aug-Sep 2016

*Modify and Adopt SPD (reg 14)* Oct-Dec 2016

Who will be responsible for producing the document? **The planning policy service of Ipswich Borough Council**

When will the document be reviewed? **The document will be monitored on an annual basis and will then be the subject of a review if the monitoring highlights such a need.**



**Appendix 2 – Incorporating Saved Policies from the adopted Ipswich Local Plan 1997 into existing and proposed Development Plan Documents**

The Core Strategy replaces a large number of saved Local Plan policies, with the remainder due to be replaced by the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document. Saved policies from the 1997 Local Plan which remain in force following adoption of the 2011 Core Strategy are as follows. The right hand column indicates where they are likely to be replaced in due course through the emerging plans.

<b>Policy</b>	<b>Policy subject matter</b>	<b>Comments/where the policy will be replaced through emerging plans</b>
<u>Chapter 5 The Wet Dock Area</u>		
WD3	Site allocations in the Wet Dock area	Site Allocations Plan policies SP2, SP3, SP11, SP12, and Opportunity Areas A, B and D
WD4	Links between Wet Dock and town centre	Core Strategy Policy CS20 and Site Allocations Plan policies SP15 and SP16.
WD5	Site allocations in the Transition area	Site Allocations Plan policies SP2, SP3, also Opportunity Area B
WD7	Residential site allocation in Wet Dock area	Now built
WD8	Public access to water frontages	See Core Strategy Policy CS16
WD9	Wet Dock area open space allocation	Site Allocations Plan policy SP6
WD10	Wet Dock area provision of open space in developments	Site Allocations Plan policy SP6 (Island Site (IP037))
WD11	Wet Dock area museums, arts and entertainment uses	Site Allocations Plan policies SP2, SP5, SP6, SP11, SP14.
WD12	Wet Dock area tourism uses	Developments underway or completed.
WD13	Wet Dock area community uses	Not directly replaced.
WD14	Wet Dock area University College Suffolk	5.16 now built but Site Allocations Plan policy SP12 The Education Quarter is the general policy. Also Opportunity Area D. See also Core Strategy Policy CS15
WD15	Wet Dock area employment	Now built.
WD16	Transition area	5.20 now built; 5.19 Site Allocations Plan SP2 & SP5 (site reference IP054); see also Opportunity Area B.
WD17	Wet Dock office uses	Site Allocations Plan policies SP2, SP3 (as part of mixed use developments) and SP5.
WD18	Shopping in the Wet Dock area	See Core Strategy Policy DM23
WD19	Pedestrian access between the Wet Dock and the town centre	Site Allocations Plan policy SP15, and Opportunity Areas A and B. See also Core Strategy Policy CS20
WD20	Car parking in the Wet Dock area	Site Allocations Plan policy SP17.

<b>Policy</b>	<b>Policy subject matter</b>	<b>Comments/where the policy will be replaced through emerging plans</b>
WD21	Road Proposal in the Wet Dock area	Site Allocations Plan policy SP16, but see also Core Strategy Policy CS20 paragraphs 8.229 to 8.231
<u>Chapter 6 Housing</u>		
H3	Housing allocation Nacton Road	Site Allocations Plan policies SP2, SP3, SP5, SP7 (site references IP150a, b and c).
H4	Residential site allocations	Now built, see also Site Allocations Plan SP2, SP3.
H5	Protecting residential allocations	Not directly replaced but see Site Allocations Plan policy SP1.
H6	Opportunity sites for residential use	Now built.
<u>Chapter 7 Recreation and Leisure</u>		
RL8	Site allocations for public open space	Site Allocations Plan policy SP6, but see also Core Strategy Policies CS10 and CS16
RL11	Site allocations for children's play	No specific proposals but SP6 allocates land for open space provision.
RL16	Site allocations for sports pitches	No specific proposals but Site Allocations Plan policy SP6 allocates land for open space provision; see also Core Strategy Policies CS10 and CS16
RL19	Site Allocation for Sports Park	Site Allocations Plan policy SP7.
RL23	Protecting museums, arts and entertainment facilities	Site Allocations Plan policy SP14.
RL24	Arts and entertainment uses in major developments	Site Allocations Plan policy SP14.
<u>Chapter 8 Community Facilities</u>		
CF9	Site allocations for education facilities	Site Allocations Plan policy SP7.
<u>Chapter 9 Employment</u>		
EMP2	Employment Areas	See Core Strategy Review, DM25
EMP5	Sites allocated for employment use	Now built, see also Site Allocations Plan policy SP5
EMP7	Sites allocated for port related uses	See Core Strategy Review, DM25
<u>Chapter 11 Transport</u>		
T7	Pedestrian Priority Areas	Now built, see also Site Allocations Plan policy SP15.

<b>Policy</b>	<b>Policy subject matter</b>	<b>Comments/where the policy will be replaced through emerging plans</b>
T14	Site allocations for short stay parking	Site Allocations Plan policy SP17.

In addition to the policies listed above, some allocations and designations shown on the 1997 adopted Local Plan proposals map remain in force until superseded by a policies map update. This will be made in parallel with the publication of the Site Allocations and Policies development plan document (incorporating the IP-One Area Action Plan) and Core Strategy Review. The adopted Core Strategy proposals map indicates which 1997 Local Plan designations remain in force.

**Appendix 3 – List of Supplementary Planning Guidance documents relevant to Ipswich and those revoked**

The following is a list of adopted Supplementary Planning Guidance documents that will remain material considerations in the determination of planning applications. In due course the Council will delete them but it is anticipated that this will only occur after the event highlighted in the ‘Long Term position in new Local Plan’ column occurs.

<b>Supplementary Planning Guidance Title</b>	<b>Date</b>	<b>Long term position in new Local Plan</b>
Development Control Policies and Design Guidelines	1992	Standards still considered necessary and regularly used. Will be incorporated into new Space and Design Guidelines SPD.
Accessible General Housing	1997	Not likely to be required. Many of the issues are now covered by the Building Regulations system.
Central Shopping Area Frontages	1997	May not be required in the long term as policies could be incorporated within the Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD, and the annual monitoring of frontage information includes details of the frontages. Frontages to be updated through a new SPD.
Out of Town Centre Shopping	1997	Not likely to be required in the long term. Policies have been incorporated within the Core Strategy and Policies DPD.
A Cycle Strategy for Ipswich	1998	Some aspects to be reviewed and updated through the revised Suffolk Advisory Parking Standards, the Ipswich Major Scheme ‘Travel Ipswich’, and the Ipswich Cycling Strategy SPD.
Public Open Space	1998	Incorporated within the Core Strategy and Policies DPD and will be supported by new Public Open Space SPD.
Smart Street / Foundation Street / Lower Orwell Street area	1998	Will be assessed through the Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD.
A Good Practice Guide to Extending Your Home	1999	The document is still considered to be relevant and useful to applicants and therefore it will be retained until it is incorporated into new Space and Design Guidelines SPD.
Reducing the Environmental Impact of New Development	1999	Not likely to be required. Policies have been incorporated within the Core Strategy and Policies DPD and many of the issues are now covered by the Building Regulations system.
The Provision and Maintenance of Children’s Play Space	1999	Policy incorporated within the Core Strategy and Policies DPD and will be supported by new Public Open Space SPD.

The following is a list of supplementary planning guidance documents previously revoked.

<b>Supplementary Planning Guidance Title</b>	<b>Date</b>	<b>Reason for revocation</b>
Section 106 Obligations	2000	Superseded by the Section 106 Developers Guide to Infrastructure Contributions in Suffolk adopted by Ipswich Borough Council in July 2012 and updated in January 2014.
Henslow Road Co-op Depot	1999	Development completed at the site.
Bolton Lane area	1999	Development completed at the site.
Land south of Bramford Road	1998	The site has largely been developed and the remaining sites will have individual site briefs if considered necessary.
Hayhill Road Allotments	1997	The site has planning permission and is being developed.

## **Appendix 4**

### **Summary of Key Changes from the September 2014 LDS**

There are three major changes between this revised version of the LDS and the previous version published in September 2014. These are:

1. Updating timetables for DPDs and SPDs.
2. Adding reference to joint working planned on a joint or aligned Local Plan Review development plan document covering the wider Ipswich Policy Area and including the Ipswich Housing Market Area and Ipswich Travel to Work Area.
3. Adding four SPDs on an Ipswich Reptile Strategy, Identified Frontages, a Shop Front Design Guide and IP-One Area Parking Standards.

In addition a number of other minor changes have been made to the text to ensure that:

- It is clear that this is a revision of the previous LDS; and
- Parts of the text are amended to ensure that it is up to date.

More detail on these changes and the reasoning behind them can be found in Section 4 of this Local Development Scheme and within the relevant report to Ipswich Borough Council's Executive Committee on 6<sup>th</sup> October 2015. A copy of that report can be obtained from the address on the front cover of this document, or the Council's website [www.ipswich.gov.uk](http://www.ipswich.gov.uk).

## Appendix 5

### Glossary of Words and Terms used in the LDS

<u>Word / Phrase</u>	<u>Abbreviations</u>	<u>Definitions</u>
<b>106 Obligations</b>		Requirements of developers as part of planning permissions. These are agreed in the planning application process, to provide contributions (usually financial) to develop facilities / amenities for the local community (eg. education, open space).
<b>Adopted</b>		Final agreed version of a document or strategy.
<b>Affordable housing</b>		Housing which is accessible to those who cannot afford to buy or rent appropriate accommodation for their needs in the local housing market.
<b>Authority Monitoring Report</b>	<b>AMR</b>	Document produced each year recording and presenting progress on all elements of the local development framework where measurement is required.
<b>Area Action Plan</b>	<b>AAP</b>	One of a number of types of planning documents that can form part of the local plan. The document would relate to part of, rather than all of the borough.
<b>Authority</b>		Organisation or body responsible for implementation of particular tasks.
<b>Community Plan</b>		'One-Ipswich' is the community plan for Ipswich and is a document produced to promote and improve the economic, social and environmental well-being of the community.
<b>Conformity</b>		A term for a proposal, plan or strategy which is in line with policies and principles set out in other relevant documents.
<b>Core Strategy</b>		The development plan document which provides the vision for the future development of Ipswich. It sets out the key policies that all planning applications will be assessed against.

<b>Development Plan Document</b>	<b>DPD</b>	A document which sets out the planning policy framework against which proposals for development will be assessed. The Core Strategy and combined Site Allocations document are both DPDs.
<b>Development Plans Team</b>		See Planning Policy.
<b>Implementation Framework</b>		A process which sets out to ensure proposals in plans, programmes and strategies are completed within an agreed timeframe.
<b>Inspector's Report</b>		Document produced by an independent inspector from the Planning Inspectorate. It assesses the soundness and robustness of development plan documents.
<b>Integrated Transport</b>		Term used to describe how various modes of transport work together.
<b>Ipswich Borough Council</b>	<b>IBC</b>	The Council responsible for a range of service provision in Ipswich including the local development framework and dealing with planning applications.
<b>Local Development Documents</b>	<b>LDD</b>	All development plan documents and supplementary plan documents are local development documents.
<b>Local Development Framework</b>	<b>LDF</b>	The name previously given to the collection of plans prepared by IBC which provided the policy framework for development in the Borough. Now it is known as a Local Plan.
<b>Local Development Scheme</b>	<b>LDS</b>	The document that sets out Ipswich Borough Council's proposals for new LDDs and the timetable for producing them.
<b>Local Plans</b>		The 'new' term for a local planning authority's local development framework. The local plan comprises all the DPDs for a local planning authority's area.
<b>Material Consideration</b>		A factor to be taken into account when making a planning decision.
<b>Monitoring and Review</b>		Regular measurement of progress towards targets, aims and objectives. It also involves scrutiny, evaluation and, where necessary, change of policies, plans and strategies.
<b>Options Consultation</b>		A stage in the production of a LDD which seeks to actively involve statutory authorities and the public in determining a range of options for future planning policy and development.



<b>Planning and Compulsory Purchase Act 2004</b>		The law that changed the planning system in the UK.
<b>Planning Policy</b>	<b>PP</b>	The service within Ipswich Borough Council which is responsible for developing the local plan in Ipswich.
<b>Planning Policy Framework</b>		Policy statements and guidance on planning issues set out in documents produced at central, regional and local government levels.
<b>Pre Submission Consultation</b>		Consultation with statutory consultees prior to DPDs and SPDs being written.
<b>Pre Submission Public Participation</b>		Consultation with the general public and all those with an interest in each particular document prior to the documents being written.
<b>Regeneration</b>		Renewal and rehabilitation of former derelict or under-used sites / areas.
<b>Renaissance</b>		Term to describe the revitalisation of an area.
<b>Site Allocations</b>		Designation of land in a LDD for a particular land use (e.g. Housing).
<b>Statement of Community Involvement</b>	<b>SCI</b>	Document which sets out the standards which an authority will achieve with regard to involving local communities in the preparation of <i>local development documents</i> and development management decisions.
<b>Statement of Conformity</b>		Statement which identifies and confirms that all policies, proposals and strategies are in line with relevant national policies.
<b>Strategic Environmental Assessment</b>	<b>SEA</b>	An environmental assessment which complies with the EU Directive 2001/42/EC. The environmental assessment involves the preparation of an environmental report, the carrying out of consultations, the taking into account of these in decision making, the provision of information when the plan or programme is adopted and showing that the results of the environmental assessment have been taken into account.
<b>Strategic Housing Land Availability Assessment</b>	<b>SHLAA</b>	A piece of evidence required to demonstrate that the land proposed for residential development in a DPD is suitable, available and likely to come forward during the plan period.

<b>Strategic Housing Market Assessment</b>	<b>SHMA</b>	A piece of evidence required to enable local planning authorities to ensure that local plan policies help to create balanced housing markets.
<b>Suffolk County Council</b>	<b>SCC</b>	The Council that is responsible for a range of services including education and transport.
<b>Suffolk Local Transport Plan</b>	<b>LTP</b>	A document relating to highway and transport projects and programmes.
<b>Supplementary Guidance</b>		Guidance to assist the delivery of development and may be prepared by another body such as a County Council, where this would provide economies in production and the avoidance of duplication, e.g. where the information in it would apply to areas greater than single districts.
<b>Supplementary Planning Documents</b>	<b>SPD</b>	Documents which local planning authorities may prepare which will provide additional supporting information in respect of policies in <i>development plan documents (DPDs)</i> . They do not form part of the Development Plan and are not subject to independent examination but they will be treated as a material consideration when determining planning applications.
<b>Supplementary Planning Guidance</b>	<b>SPG</b>	Non-statutory planning guidance which complements development plans and Central Government policy advice under the old planning system. SPG offers more detailed advice and has often been used to help implement the policies and proposals in the local plan.
<b>Sustainability Appraisal</b>	<b>SA</b>	A tool for appraising policies and documents to ensure they reflect sustainable development objectives. All policies and development plan documents must be subject to a sustainability appraisal.