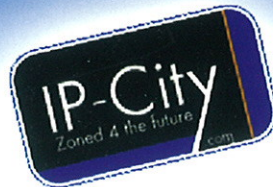


IPSWICH BOROUGH COUNCIL

# A Local Development Scheme for Ipswich

January 2005

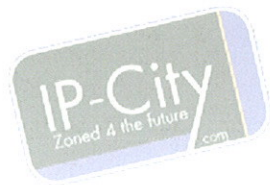
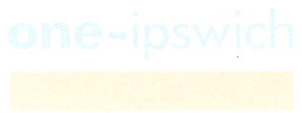


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## Foreword

The Government's Planning and Compulsory Purchase Act will result in major changes to the way the planning policy system operates. It will result in the replacement of the old system of Structure Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Documents.

Ipswich Borough Council welcomes the new system and is working towards being in a position to produce, consult on and adopt its new planning framework as soon as possible.

This document sets out the Council's Local Development Scheme (LDS), which basically explains:

- The new documents the Council intends to produce;
- The subject matter and geographical area for each of the documents; and
- The timetable for the preparation and the revisions of each document.

This LDS updates the Draft LDS the Council published in July 2003. A range of changes have been made to the 2003 document due to the fact that circumstances have changed in the last twelve months and more information is now known about the new planning system than was the case in mid 2003.

The Council is very appreciative of the comments people made on the draft LDS as these have helped us ensure we now have an improved document. In particular the Council would like to acknowledge the helpful advice and guidance provided by the Development Plans Team at the Government Office for the East of England. We have set ourselves a challenging timetable of

having the new planning policy framework for Ipswich formally completed and adopted by the end of December 2008. We have set this target because the Council wishes to be at the forefront of service delivery. We wish to maximise the opportunity for our communities and other interested parties to shape the contents of our new policy framework and these new policy documents will then shape the developments that take place.

If you would like to discuss any aspects of this document please feel free to contact Russell Williams at the address on the front cover of this document.



**Councillor Richard Atkins**

*Portfolio Holder for Planning and Economic Development*



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# 1 Introduction

- 1.1** The Government's Planning and Compulsory Purchase Act states that the Council must prepare and maintain a scheme to be known as its local development scheme. This document is the Local Development Scheme for Ipswich (known as the LDS).
- 1.2** The LDS sets out the documents that Ipswich Borough Council will produce as part of the new planning policy framework that the Act introduces. It also sets out a timetable for the preparation and on-going review of the documents.
- 1.3** These new planning policy documents will be called Local Development Documents (LDDs). The LDDs together with other supporting documentation will make up the Local Development Framework for Ipswich (the LDF). LDDs can either deal with different issues or different geographical areas but when taken as a whole they will set out the Council's policies relating to the development and use of land within Ipswich. In addition one LDD will deal specifically with the issue of community involvement and will be called a Statement of Community Involvement (SCI).

- 1.4** This LDS is publicly available and can be purchased from the Council or obtained via the Council web-site: [www.ipswich.gov.uk](http://www.ipswich.gov.uk).
- 1.5** The LDS 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.
- 1.6** Whilst Ipswich Borough Council will be responsible for much of the new planning system, Suffolk County Council will be responsible for preparing a minerals and waste development scheme. Further advice on that scheme can be obtained from the County Council (contact number 01473 583000).
- 1.7** A glossary explaining terms used within the LDS is contained at Appendix 4.



## 2 The Purpose and Contents of the Local Development Scheme

2.1 The LDS has 3 main purposes. These are:

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

2.2 Sections 3 and 5 and Appendix 1 set out the documents the Council will prepare and the timetables for doing so.

2.3 Some of the LDDs will be Development Plan Documents (DPDs) and others will not. Those that are proposed to be DPDs will be highlighted within Section 5 and Appendix 1. These documents will be the subject of independent examinations run by a Planning Inspector into the soundness of the DPDs. The Council will be obliged to accept the recommendations in the Inspector's Report if it wishes to adopt the LDD. Section 38(6) of the Act states:

*"... 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."*

2.4 The other non-development plan LDDs will be material considerations (these will be called Supplementary Planning Documents or SPDs). SPDs will not be the subject of an independent examination. They will still be the subject of public consultation by the Council before they are adopted. SPDs must either be supplementary to a policy in a new DPD or to a policy within the existing adopted Ipswich Local Plan 1997 (see paragraph 8.2).

2.5 The Act states that a LDS must specify:

- the documents which are to be Local Development Documents (LDDs);
- the subject matter and geographical area to which each LDD relates;
- which LDDs are to be development plan documents;
- which LDDs, 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 propose to agree) to the setting up of a joint committee with other local planning authorities; and
- the timetable for the preparation and revision of the LDDs.

### 3 A Summary of the Local Development Scheme

3.1 The Council has considered what documents to produce as part of its LDS. As such it has concluded that there should be five types of documents. These are:

- A Statement of Community Involvement that sets out how the community will be consulted during the production of LDDs (see Appendix 1);
- LDDs (both DPDs and SPDs) (see Section 5);
- An Annual Monitoring Report (see Section 9);
- General background documents that will inform the production of LDDs. Examples of these include an Urban Capacity Study and a Retail Study (see Section 6);
- Supporting documentation for each LDD. This will include for each relevant document:

- a document setting out how the production of the LDD complies with the requirements for Strategic Environmental Appraisal and Sustainability Appraisal (see Section 7);
- a Statement of Conformity with the Regional Spatial Strategy (see Section 4);
- 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;
- a statement explaining the relationship of the LDD to the Suffolk Structure Plan, the Ipswich Local Plan and other documents under the old planning policy framework; and
- a list of documents that are relevant to the LDD topic or areas that may be of

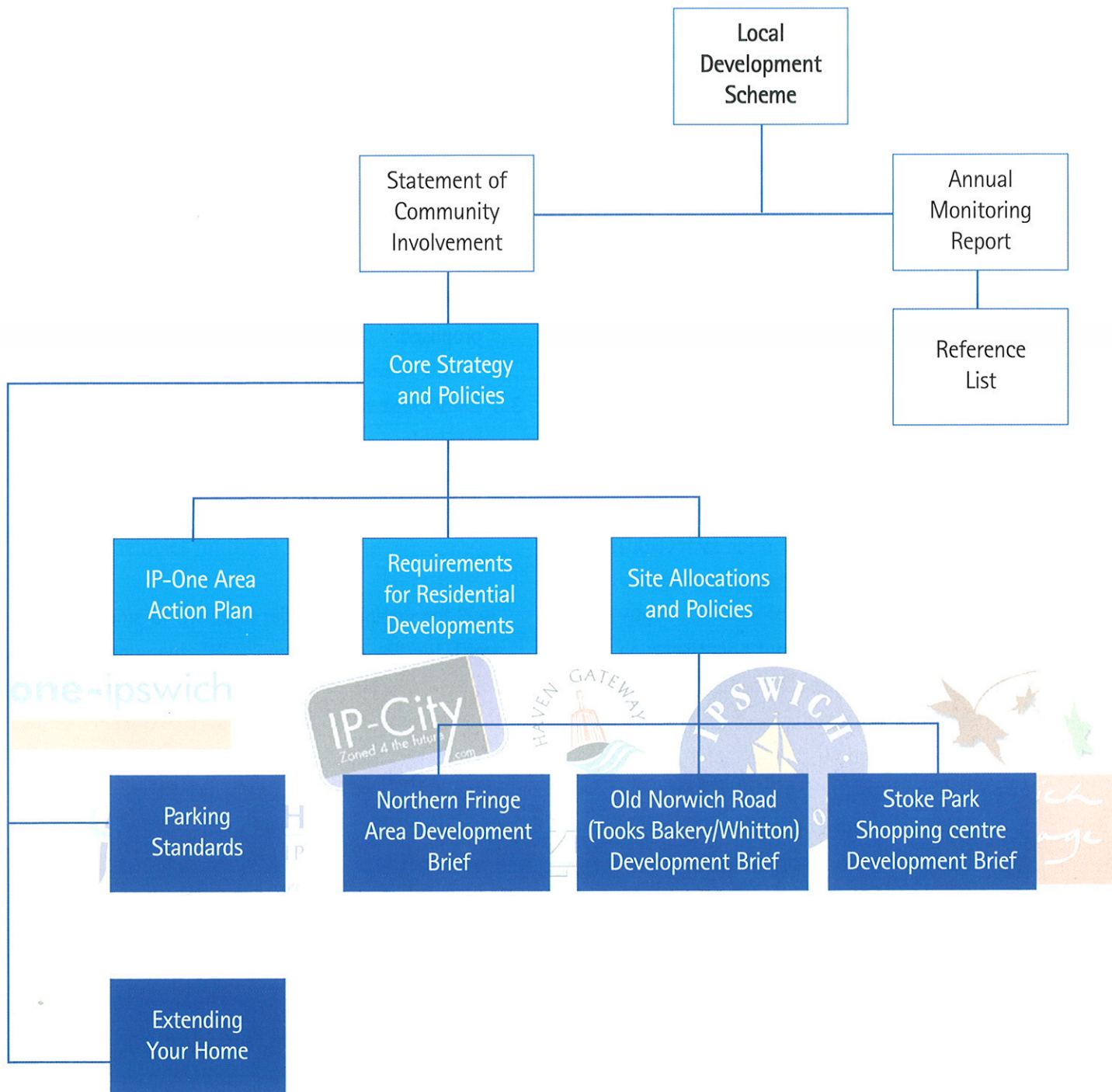
relevance to the planning of that area. The Council may publish some of these but other bodies such as the Government will publish others. These lists will be updated, as appropriate, via the Annual Monitoring Report (see Section 9).

3.2 The diagram on the next page provides a summary of the LDDs that are being proposed.

3.3 All of these documents will be publicly available.



# Ipswich Local Development Scheme



KEY

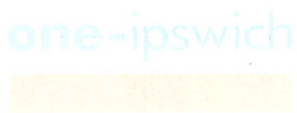
Local Development Document - Development Plan Document

Local Development Document - Supplementary Planning Document



## 4 The Regional Spatial Strategy

- 4.1** The new Act states that LDDs must be in general conformity with the Regional Spatial Strategy (RSS) (Regulation 30).
- 4.2** The East of England Regional Assembly is producing a RSS for the East of England. The RSS will cover the period 2001 to 2021. The draft Regional Spatial Strategy was published in December 2004.
- 4.3** The Borough Council will ensure that all its LDDs are in conformity with the evolving RSS.
- 4.4** As stated at paragraph 3.1 a statement will be produced accompanying each LDD as to how it complies with the RSS.



## 5 Local Development Documents

**5.1** Each LDD that the Council proposes to produce is explained in detail within Appendix 1. All the information that is required by the Act to be in an LDS (see paragraph 2.5) is included. The LDDs are:

- Statement of Community Involvement .....p 14

### Development Plan Documents (DPDs)

- Core Strategy and Policies .....p 15
- Requirements for Residential Developments .....p 16
- Site Allocations and Policies .....p 17
- The IP-One Area Action Plan+ .....p 18

### Supplementary Planning Documents (SPDs)

- The Northern Fringe Area Development Brief# .....p 20
- Extending Your Home\* .....p 21
- Parking Standards\* .....p 22
- The Old Norwich Road Development Brief# .....p 23
- Stoke Park Shopping Centre Development Brief# .....p 24

+ this area includes the Waterfront, Ipswich Village and other parts of central Ipswich;

\* these SPDs will provide supplementary policies to those contained with the Core Strategy and Policies DPD;

# these SPDs will provide further guidance and information on sites that will be identified within the Site Allocations and Policies DPD.

**5.2** An updated Proposals Map will be produced and revised at the same time as all DPDs so as to always show policies and proposals on a geographical basis (Regulation 9(b)).

**5.3** In terms of the timetable for these documents, eleven stages are highlighted from when the preparation of a DPD starts through to the adoption of the document. It may be that not all of the documents will require all eleven stages. Information on this for each DPD is provided in Appendix 1.

**5.4** The eleven stages are as follows:

**5.4.1** Pre-submission consultation (Regulation 25);

**5.4.2** Preparation for Options Consultation;

**5.4.3** Pre-submission public participation – The Options Consultation stage (Regulation 26);

**5.4.4** Consideration of comments;

**5.4.5** Preparation of the DPD;

**5.4.6** Ipswich Borough Council to agree the DPD;

**5.4.7** Submission of the DPD to the Secretary of State and Public consultation period (Regulation 28);

**5.4.8** Consideration of comments (Regulations 31 and 32);

**5.4.9** Independent examination (Regulation 34);

**5.4.10** Receive Inspector's Report (Regulation 35);

**5.4.11** Modify and Adopt DPD (Regulation 36).

**5.5** The process for production of SPDs has six stages as follows:

- 5.5.1** Pre-submission consultation (Regulation 17(1));
- 5.5.2** Preparation of the SPD for public participation;
- 5.5.3** Ipswich Borough Council to agree the SPD;
- 5.5.4** Public consultation period on the SPD (Regulation 17(2),(3) & (4));
- 5.5.5** Consideration of comments (Regulation 18(4));
- 5.5.6** Adopt the SPD (Regulation 19).

**5.6** The chart on the next page draws all these together and plots them against a time-line. This chart illustrates the work programme for the production of planning policy from now until late 2008.

**5.7** It is recognised that the new planning system has resource implications for the Council. The Council's Strategic Planning and Regeneration Service will lead the production of LDDs and it has recently been reorganised to assist with meeting the requirements of the new planning system.

**5.8** The Council has already invested in a Housing Needs Study which will be published shortly. It is acknowledged that the way current resources are used will need to continue to evolve and the Council recognises that its existing staff cannot take on all the work. Therefore there is an acknowledgement that outside expertise will be required on some issues and that this will require funding via Planning Delivery Grant awards or other mechanisms.

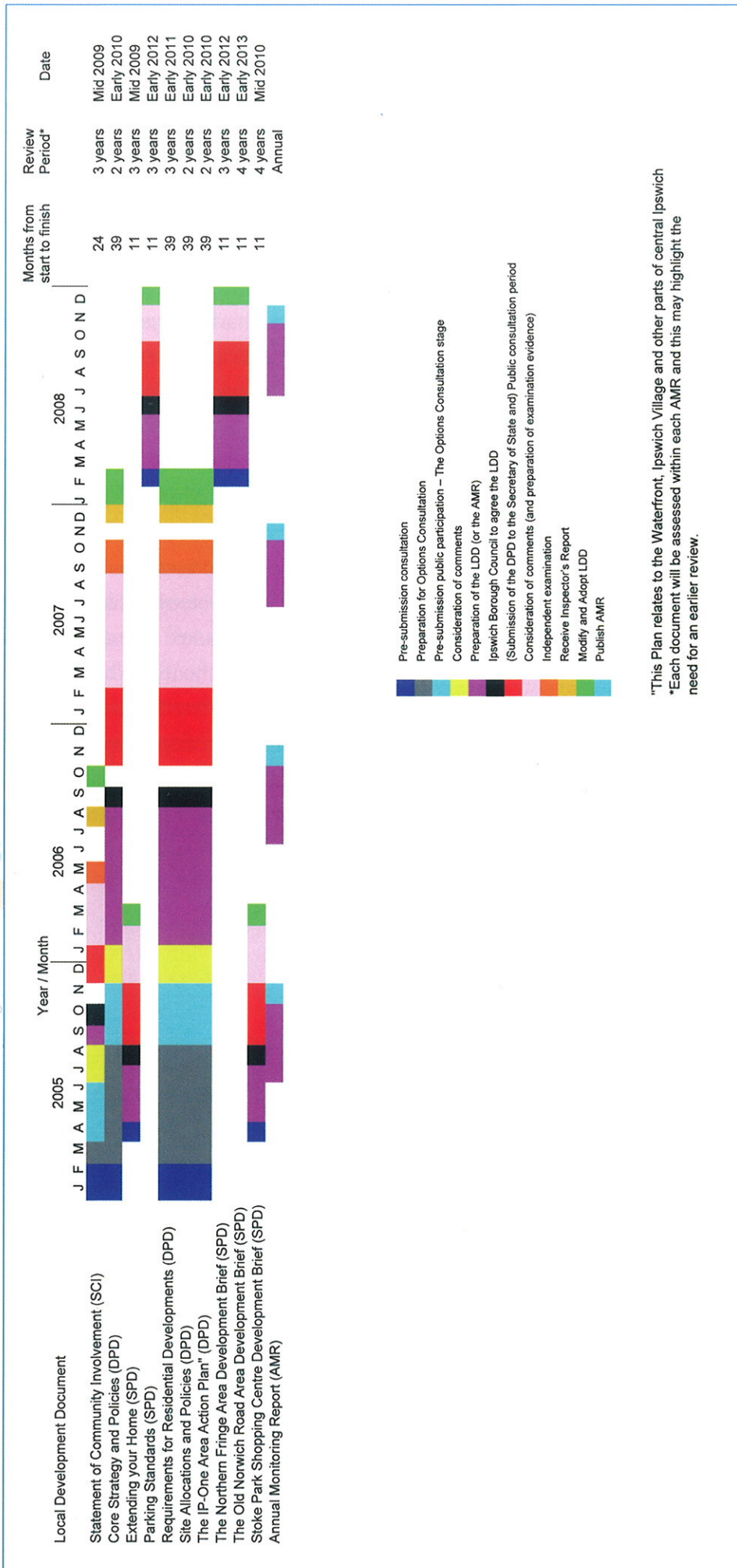
**5.8** The Council is committed to ensuring it keeps to the challenging timetable it has set itself for the completion of individual LDDs and the LDF as a whole. The timetable has been prepared having regard to the current and future anticipated resources available to the Council.

**5.9** A number of the LDDs may involve some joint working with other local authorities as they may cover issues that are relevant to areas beyond the Borough boundary (for instance, where the involvement of Suffolk County Council is required as highway and or education authority). Whilst in due course a number of authorities may have the same policies within respective LDDs it is not currently considered necessary or beneficial for the Borough Council to formally produce joint LDDs.

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# Ipswich Local Development Scheme Timetable: January 2005 - December 2008



"This Plan relates to the Waterfront, Ipswich Village and other parts of central Ipswich  
 \*Each document will be assessed within each AMR and this may highlight the need for an earlier review.



## 6 Other Documents that will be published

**6.1** The LDDs 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 published in the form of background papers. Most of these will be produced either by, or for, the Council. However, it is likely that a number of them will be prepared by or for other organisations. In addition, a number of these background documents will not be produced specifically for planning purposes but will be of relevance to LDDs (e.g. the Community Plan for Ipswich and the Suffolk Local Transport Plan).

**6.2** Each background paper will be publicly available and will be available at the same time as, or before, any LDD which relies on its contents. For instance, an Urban Capacity Study will be published at the same time as or before the publication of the Site Allocations and Policies DPD.

**6.3** Whilst a number of these background documents can be predicted now, it should be noted that the Council might publish others in the course of preparing LDDs. A list of these background papers will be published within each AMR and consideration will be given on an annual basis as to whether any of them need reviewing.

**6.4** The list of Background Documents is likely to include:

- Employment Land Study;
- The Environment Agency Flood Defence Strategy;
- Drainage and Flood Defence Policy;
- Housing Needs Study;
- Ipswich Borough Council Strategies including the Economic Development Strategy, the Housing Strategy and the Leisure Strategy;
- Community Plan for Ipswich;
- Open Space and Recreation Facility Study;
- Retail Study;
- A Green Space Strategy;
- Transport Studies (including the Suffolk Local Transport Plan and the Ipswich Action Plan);
- Urban Capacity Study; and
- Wildlife Study.

**6.5** It should be noted that some of these documents have been published in recent years. The Council will consider whether, for those documents it produces, it should rely on existing documents, update them or undertake the work again. It is not the Council's intention to repeat any work on these issues unless it will be of benefit to the new system.

## 7 Strategic Environmental Assessment / Sustainability Appraisal

- 7.1** The Council is required to assess and appraise its LDDs to comply with Strategic Environmental Assessment / Sustainability Appraisal requirements. The initial stage of this work will involve preparing a base-line report to inform the process and to establish objectives and indicators against which to assess each LDD.
- 7.2** The Council plans to publish a base-line report and a list of possible objectives and indicators and objectives for people to comment on. It is planned to publish this alongside the pre-submission public participation stage for the SCI in March to May 2005.
- 7.3** After consideration of comments the Council will agree the objectives and indicators and will produce a document setting out how the production of the LDD complies with the requirements for Strategic Environmental Appraisal and Sustainability Appraisal. This will be done at each stage in the production process of each LDD.
- 7.4** Information on the monitoring of objectives and indicators will be contained within each Annual Monitoring Report (see Section 9).

## 8 Relationship with existing planning policy documents

- 8.1** The LDDs will provide the new planning policy framework at the local level. In due course they will replace the existing planning policy framework. For Ipswich this existing framework includes the following documents:
- Suffolk Structure Plan 2001;
  - Ipswich Local Plan 1997;
  - Ipswich First Deposit Draft Local Plan 2001;
  - Supplementary Planning Guidance; and
  - The IP-One Area Action Plan.
- 8.2** As part of the new system the existing development plan is 'saved' for three years (i.e. the Ipswich Local Plan 1997 will remain part of the development plan until September 2007 or until it is deleted in whole or in part by the Borough Council). Appendix 2 illustrates how the Council anticipates existing policies being replaced, deleted or merged into the new LDDs.
- 8.3** The Ipswich First Deposit Draft Local Plan and Ipswich Borough Council's Supplementary Planning Guidance will remain material considerations in the determination of planning applications until they are withdrawn by the Council or replaced by LDDs. A list of Supplementary Planning Guidance documents that remain of relevance is provided at Appendix 3.
- 8.4** A schedule will be produced with each LDD outlining to what extent that LDD replaces part(s) of the old planning policy framework. A summary of the extent to which documents produced under the old system remain of relevance will be provided within each Annual Monitoring Report (see Section 9).

## 9 Monitoring and Review

**9.1** The Ipswich LDS will be monitored on an annual basis from April to the end of March. Each year a report will be submitted to the Council's Executive that will:

- Outline where the Council has reached in the preparation of each LDD. This would include giving reasons if any LDD is behind the timetable set out in the LDS;
- For adopted LDDs, the report will give the date when they were adopted;
- Provide information on the extent to which policies within the LDDs and the saved Ipswich Local Plan 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;
- Provide information on progress with the objectives and indicators that will be established for Strategic Environmental Assessment and Sustainability Appraisal purposes;
- Provide an up-to-date list of relevant background documents and other relevant publications;
- Outline the status of the old planning system of Structure Plans, Local Plans and SPGs (see section 8);
- Conclude as to whether any new LDDs are required or whether any existing LDDs need reviewing in advance of their scheduled main review date (see paragraph 9.7 below); and
- Update the LDS as appropriate.

**9.2** The report will be called the Ipswich Annual Monitoring Report (AMR) and it will be publicly available, including on the Council's web-site. It will be submitted to the Government for information.

**9.3** It is anticipated that the AMR will be agreed by the Council by the end of September each year and will be published by the end of November. The first AMR will cover the period April 2004 to March 2005.

**9.4** Each LDD has been given a formal review period of two, three or four 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.

**9.5** This staggered review period will also ensure that the planning policy work-load is spread out as consistently as possible across a three year period. This LDS effectively creates a work programme for the Council on planning policy from 2005 to 2008 (this is illustrated in the timetable in Section 5).

**9.6** It is also possible that it may not be appropriate or necessary to prepare some of the site specific LDDs proposed within this LDS. For instance, this could be the case if development proposals are brought forward on the identified sites before an LDD is prepared. This will also be assessed in each AMR and the LDS will be updated accordingly.

**9.7** The formal review schedule (also illustrated in the timetable in Section 5) establishes the work-programme from 2009 to 2013. This would then be informed and amended via future versions of the LDS and as a result of monitoring that will be brought together within the AMRs.

## Appendix 1 – The Proposed Local Development Documents

What will the document be called?	STATEMENT OF COMMUNITY INVOLVEMENT
What is the subject of the document?	The document will set out how the community will be consulted on all the Local Development Documents that the Council will prepare.
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?	<p>Pre-submission consultation → January to February 2005</p> <p>Preparation for Options Consultation → March 2005</p> <p>Pre-submission public participation – The Options Consultation stage → April to June 2005</p> <p>Consideration of comments → July to August 2005</p> <p>Preparation of the LDD → September 2005</p> <p>Ipswich Borough Council to agree the LDD → October 2005</p> <p>(Submission of the DPD to the Secretary of State and) Public consultation period → December 2005 to January 2006</p> <p>Consideration of comments → February to April 2006</p> <p>Independent examination → May 2006</p> <p>Receive Inspector's Report → August 2006</p> <p>Modify and Adopt LDD → October 2006</p>
Who will be responsible for producing the document?	The Strategic Planning and Regeneration Service of Ipswich Borough Council.
When will the document be reviewed?	<p>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.</p> <p>The document will be formally reviewed at least once every three years.</p>

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What will the document be called?	<b>CORE STRATEGY AND POLICIES</b>
What is the subject of the document?	The document will provide the vision for the future development of Ipswich until 2016 and will set out the key policies that all planning applications will be assessed against.
What geographical area does the document cover?	All of the Borough of Ipswich.
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</b>
What timetable is proposed for this document?	<p>Pre-submission consultation → January to February 2005</p> <p>Preparation for Options Consultation → March to August 2005</p> <p>Pre-submission public participation – The Options Consultation stage → September to November 2005</p> <p>Consideration of comments → December 2005 to January 2006</p> <p>Preparation of the LDD → February 2006 to August 2006</p> <p>Ipswich Borough Council to agree the LDD → September 2006</p> <p>(Submission of the DPD to the Secretary of State and) Public consultation period → November 2006 to February 2007</p> <p>Consideration of comments → March to August 2007</p> <p>Independent examination → September to October 2007</p> <p>Receive Inspector's Report → December 2007</p> <p>Modify and Adopt LDD → January to February 2008</p>
Who will be responsible for producing the document?	The Strategic Planning and Regeneration 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. The document will be formally reviewed at least once every two years.

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What will the document be called? **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS**

What is the subject of the document? The document will set standards for residential developments. It will also provide guidance as to the contents of any section 106 Obligation that is required in association with residential developments.

What geographical area does the document cover? All of the Borough of Ipswich

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.

What timetable is proposed for this document?

- Pre-submission consultation → January to February 2005
- Preparation for Options Consultation → March to August 2005
- Pre-submission public participation – The Options Consultation stage → September to November 2005
- Consideration of comments → December 2005 to January 2006
- Preparation of the LDD → February 2006 to August 2006
- Ipswich Borough Council to agree the LDD → September 2006
- (Submission of the DPD to the Secretary of State and) Public consultation period → November 2006 to February 2007
- Consideration of comments → March to August 2007
- Independent examination → September to October 2007
- Receive Inspector's Report → December 2007
- Modify and Adopt LDD → January to February 2008

Who will be responsible for producing the document? The Strategic Planning and Regeneration 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. The document will be formally reviewed at least once every three years.

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IP-City



What will the document be called?

SITE ALLOCATIONS AND POLICIES

What is the subject of the document?

The Map will highlight land that is the subject of designations that means it will be protected. It will identify allocations of land for specific types of development. It will be supported by a document which will provide further information and policies in connection with these allocations.

What geographical area does the document cover?

All of the Borough of Ipswich

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.

What timetable is proposed for this document?

Pre-submission consultation → January to February 2005  
Preparation for Options Consultation → March to August 2005  
Pre-submission public participation – The Options Consultation stage → September to November 2005  
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Preparation of the LDD → February 2006 to August 2006  
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(Submission of the DPD to the Secretary of State and) Public consultation period → November 2006 to February 2007  
Consideration of comments → March to August 2007  
Independent examination → September to October 2007  
Receive Inspector's Report → December 2007  
Modify and Adopt LDD → January to February 2008

Who will be responsible for producing the document?

The Strategic Planning and Regeneration 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. The document will be formally reviewed at least once every two years.

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What will the document be called?

THE IP-ONE AREA ACTION PLAN (the Plan area is shown on the next page).

What is the subject of the document?

The document will set out the vision for an urban renaissance for a large part of central Ipswich. It will allocate specific land uses as well as providing design guidelines and details on various issues such as education provision, integrated transport and affordable housing in the form of an implementation framework.

What geographical area does the document cover?

The likely area for this Plan is highlighted 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.

What timetable is proposed for this document?

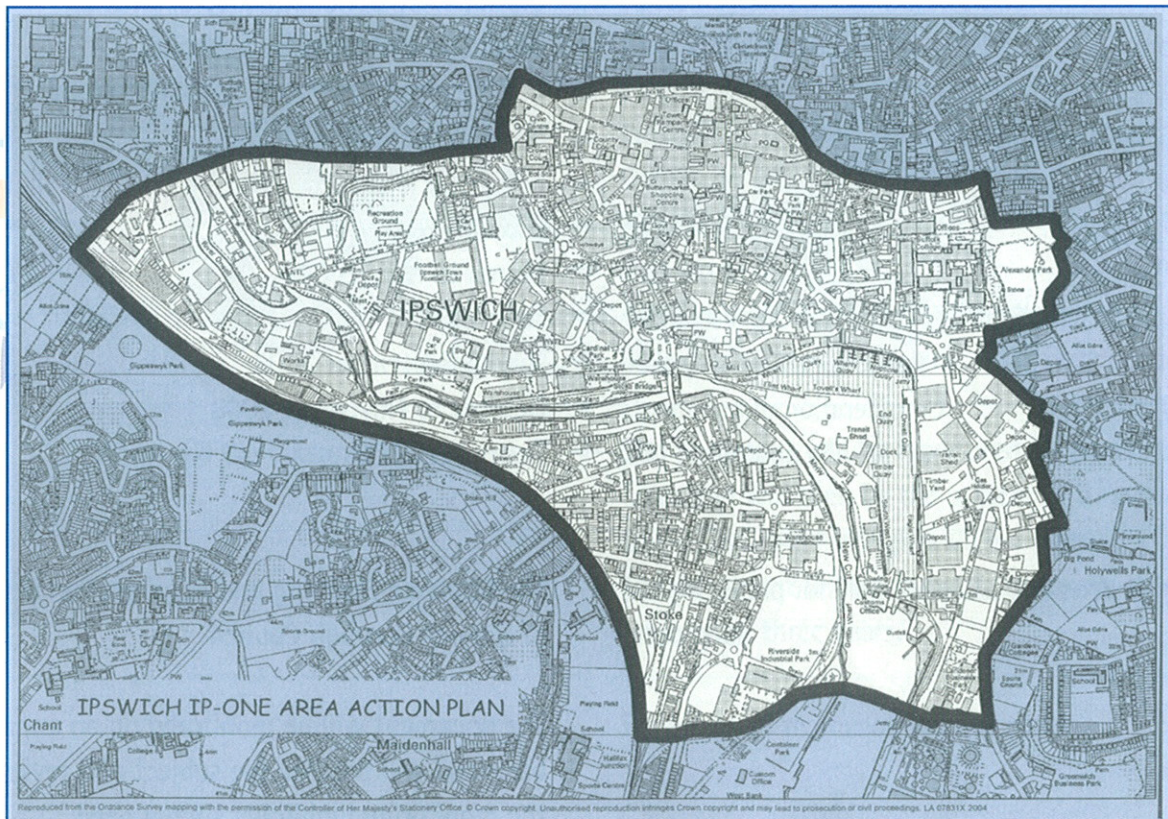
- 
- Pre-submission consultation → January to February 2005
  - Preparation for Options Consultation → March to August 2005
  - Pre-submission public participation – The Options Consultation stage → September to November 2005
  - Consideration of comments → December 2005 to January 2006
  - Preparation of the LDD → February 2006 to August 2006
  - Ipswich Borough Council to agree the LDD → September 2006
  - (Submission of the DPD to the Secretary of State and) Public consultation period → November 2006 to February 2007
  - Consideration of comments → March to August 2007
  - Independent examination → September to October 2007
  - Receive Inspector's Report → December 2007
  - Modify and Adopt LDD → January to February 2008

Who will be responsible for producing the document?

The Strategic Planning and Regeneration 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. The document will be formally reviewed at least once every two years.



What will the document be called?	<b>THE NORTHERN FRINGE AREA DEVELOPMENT BRIEF</b>
What is the subject of the document?	The document will be supplementary to the Site Allocations and Policies DPD and will provide a more detailed design brief approach to that in the DPD.
What geographical area does the document cover?	This will be determined following the preferred options stage but it will be an area of land to the north of the town inside the Borough boundary.
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 education and highway authority.

What timetable is proposed for this document?

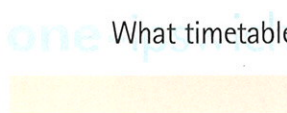
- Pre-submission consultation → February 2008
- Preparation of the LDD → March to May 2008
- Ipswich Borough Council to agree the LDD → June 2008
- Public consultation period → July to September 2008
- Consideration of comments → October to November 2008
- Modify and Adopt LDD → December 2008

Who will be responsible for producing the document?

The Strategic Planning and Regeneration 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. The document will be formally reviewed at least once every three years.



What will the document be called?

**EXTENDING YOUR HOME**

What is the subject of the document?

Providing guidance on extensions to houses and the standards that the Council will use in assessing any applications for extensions.

What geographical area does the document cover?

All of the Borough of Ipswich.

Will it be a Development Plan document?

No. It will be supplementary to Policy BE8 of the existing adopted Local Plan 1997.

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

No

What timetable is proposed for this document?

Pre-submission consultation → April 2005

Preparation of the LDD → May 2005 to July 2005

Ipswich Borough Council to agree the LDD → August 2005

Public consultation period → September 2005 to November 2005

Consideration of comments → December 2005 to February 2006

Modify and Adopt LDD → March 2006

Who will be responsible for producing the document?

The Strategic Planning and Regeneration 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. The document will be formally reviewed at least once every three years.

What will the document be called?

**PARKING STANDARDS**

What is the subject of the document?

The document will set out the Council's standards for the provision of cycle facilities within developments as well as the strategic framework for the provision of cycle routes within the town. It will also provide more detailed policy on car and lorry parking issues. 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

What timetable is proposed for this document?

Pre-submission consultation → February 2008  
Preparation of the LDD → March to May 2008  
Ipswich Borough Council to agree the LDD → June 2008  
Public consultation period → July to September 2008  
Consideration of comments → October to November 2008  
Modify and Adopt LDD → December 2008

Who will be responsible for producing the document?

The Strategic Planning and Regeneration 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. The document will be formally reviewed at least once every three years.



What will the document be called?

THE OLD NORWICH ROAD DEVELOPMENT BRIEF

What is the subject of the document?

The document will be a development brief for this site.

It will be supplementary to a policy contained within the Site Allocations and Policies DPD.

What geographical area does the document cover?

The area of land between Old Norwich Road, Bury Road and Anglia Park. In addition it may also include land within or adjacent to Whitton Sports Centre to the north of Whitton Church Lane and to the east of Old Norwich Road.

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 its production will take account of the views of Mid Suffolk District Council as it may be linked to land outside the Borough Council boundary.

What timetable is proposed for this document?

- Pre-submission consultation → February 2008
- Preparation of the LDD → March to May 2008
- Ipswich Borough Council to agree the LDD → June 2008
- Public consultation period → July to September 2008
- Consideration of comments → October to November 2008
- Modify and Adopt LDD → December 2008

Who will be responsible for producing the document?

The Strategic Planning and Regeneration 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. The document will be formally reviewed at least once every four years.

*As stated in paragraph 9.6 above, it is possible that it may not be appropriate or necessary to prepare this LDD as development proposals may be brought forward on the site before an LDD is prepared. This will also be assessed in each AMR and the LDS will be updated accordingly.*

What will the document be called?	<b>THE STOKE PARK SHOPPING CENTRE DEVELOPMENT BRIEF</b>
What is the subject of the document?	The document will be a development brief for this site. It will be supplementary to a policy contained within the Proposals Map and Site Specific Policies DPD.
What geographical area does the document cover?	Stoke Park Shopping Centre Stoke Park Drive.
Will it be a Development Plan document?	No. It will be supplementary to policies S16 and S17 of the adopted Ipswich Local Plan 1997.
Will it be produced jointly with other authorities and will this involve a joint committee?	No
What timetable is proposed for this document?	 <ul style="list-style-type: none"> <li>Pre-submission consultation → April 2005</li> <li>Preparation of the LDD → May 2005 to July 2005</li> <li>Ipswich Borough Council to agree the LDD → August 2005</li> <li>Public consultation period → September 2005 to November 2005</li> <li>Consideration of comments → December 2005 to February 2006</li> <li>Modify and Adopt LDD → March 2006</li> </ul>
Who will be responsible for producing the document?	The Strategic Planning and Regeneration 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. The document will be formally reviewed at least once every four years.

*As stated in paragraph 9.6 above, it is possible that it may not be appropriate or necessary to prepare this LDD as development proposals may be brought forward on the site before an LDD is prepared. This will also be assessed in each AMR and the LDS will be updated accordingly.*

## Appendix 2

### Proposals to Incorporate Saved Policies within the adopted Ipswich Local Plan 1997 into proposed Development Plan Documents

The table below sets out how it is anticipated that the policies of the adopted Ipswich Local Plan 1997 will be incorporated into DPDs. This simply means that the issue raised by the policy will be considered during the process of producing the relevant DPD. It does not mean that the policy will automatically be included in that DPD.

The following abbreviations are used for the 4 DPDs proposed in this LDS:

Core Strategy and Policies	<i>Core</i>
Site Allocations and Policies	<i>Site</i>
Requirements for Residential Developments	<i>Residential</i>
The IP-One Area Action Plan	<i>IP-One</i>

In addition, it is clear at this stage that some policies will not be included in future documents – these are highlighted as 'Not Included'. This only relates to site-specific policies in the 1997 Ipswich Local Plan where the allocated site has already been developed or where works have commenced.

Please note that this appendix is only intended as a guide and that a schedule will be produced with each LDD outlining which saved policies are replaced by each document (see paragraph 8.4 above).



Policy	Where to Integrate into LDF?	Policy	Where to Integrate into LDF?
<b>Natural Environment</b>		<b>Recreation and Leisure</b>	
NE1 & NE2	Both Core	RL1	Core
NE3 & NE4	Site	RL2	Not Included
NE5 - NE12	All Core	RL3 - RL4	Both Core
NE13 - NE14	Both Site	RL5	Site
NE15 - NE16	Both Core	RL6	Residential
NE17 & NE18	Not Included	RL7	Core
NE19 - NE23	All Core	RL8	Site
NE24	Not Included	RL9 & RL10	Both Core
NE25 - NE27	All Core	RL11	Site
<b>Built Environment</b>		RL12 and RL13	Residential
BE1 - BE47	All Core	RL14	Site
<b>The Wet Dock Area</b>		RL15	Core
WD1 - WD21	All IP-One	RL16	Site
<b>Housing</b>		RL17 & RL18	Both Core
H1 & H2	Both Core	RL19	Not Included
H3	Not Included	RL20	Site
H4 - H6	Site	RL21 - RL22	All Core
H7 - H9	All Core	RL23 - RL25	IP-One
H10	Residential	RL26 & RL27	Both Core
H11	Core	<b>Community Facilities</b>	
H12 & H13	Both Residential	CF1	Core
H14 - H17	All Core	CF2	Residential
H18	IP-One	CF3	Not included
H19 - H21	Core	CF4 & CF5	Both Core
<b>Shopping</b>		CF6	Not Included
S1 - S8	All IP-One	CF7	Core
S9	Not Included	CF8	Residential
S10 - S12	All Core	CF9 - CF11	All Site
S13 & S14	Both Not Included	<b>Employment</b>	
S15 - S22	All Core	EMP1	Core
<b>Transport</b>		EMP2 - EMP6	All Site
T1 & T2	Both Core	EMP7	IP-One
T3	Not Included	EMP8	Core
T4 - T6	All Core	EMP9	IP-One
T7	IP-One	EMP10 - EMP13	All Core
T8 - T11	All Core	<b>Infrastructure</b>	
T12 - T14	All IP-One	INF1 - INF3	All Core
T15 - T16	All Core		
T17	Not Included		
T18	Core		
T19	Site		
T20 & T21	Both Core		

Core Strategy and Policies	Core
Site Allocations and Policies	Site
Requirements for Residential Developments	Residential
The IP-One Area Action Plan	IP-One

## Appendix 3

### List of relevant Supplementary Planning Guidance documents

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 LDF' column occurs.

Supplementary Planning Guidance Title	Date	Long term position in new LDF
Accessible General Housing	1997	Not likely to be required. Policies will be incorporated within the Requirements for Residential Development DPD and many of the issues are now covered by the Building Regulations system.
Central Shopping Area Frontages	1997	Not likely to be required in the long term. Policies will be incorporated within the Core Strategy and Policies DPD. Frontage information will be updated as part of each Annual Monitoring Report.
Hayhill Road Allotments	1997	Likely to be fully developed within the next 3 years so a new document is not needed within the LDF.
Out of Town Centre Shopping	1997	Not likely to be required in the long term. Policies will be incorporated within the Core Strategy and Policies DPD and many of the issues likely to be covered by Planning Policy Statement 6.
A Cycle Strategy for Ipswich	1998	To be reviewed and updated and incorporated within the Parking Standards SPD.
Public Open Space	1998	Incorporated within the Requirements for Residential Development DPD
Smart Street / Foundation Street / Lower Orwell Street area	1998	Likely to be fully developed within the next 3 years so a new document is not needed within the LDF.
A Good Practise Guide to Extending Your Home	1999	To be reviewed and updated and turned into Extending your Home SPD.
Henslow Road Co-op Depot	1999	Likely to be fully developed within the next 3 years so a new document is not needed within the LDF.
Reducing the Environmental Impact of New Development	1999	Not likely to be required. Policies will be incorporated within the Requirements for Residential Development DPD and many of the issues are now covered by the Building Regulations system.
The Provision and Maintenance of Children's Play Space	1999	Incorporated within the Requirements for Residential Development DPD
Section 106 Obligations	2000	Incorporated within the Requirements for Residential Development DPD

## Appendix 4

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

Word or Term	Abbreviation	Explanation
106 Obligations		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).
Adopted		Final agreed version of a document or strategy.
Affordable Housing		Housing which is accessible to those who cannot afford to buy or rent appropriate accommodation for their needs in the local housing market.
Annual Monitoring Report	AMR	Document produced each year recording and presenting progress on all elements of the local development framework where measurement is required.
Area Action Plan	AAP	One of a number of types of planning documents that can form part of the local development framework, as required under the new planning system. The AAP would relate to part of, rather than all, of the borough.
Authority		Organisation or body responsible for implementation of particular tasks.
Community Plan		'One-Ipswich' is the community plan for Ipswich and is a document produced to promote and improve economic, social and environmental well-being of the community.
Conformity		A term for a proposal, plan or strategy which is in line with policies and principles set out in other relevant documents.
Core Strategy		The local development document which will provide the vision for the future development of Ipswich. It will set out the key policies that all planning applications will be assessed against.

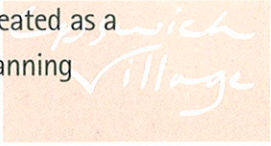
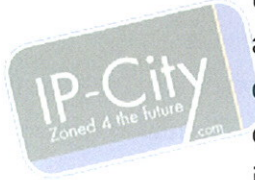
Word or Term	Abbreviation	Explanation
Development Plan Document	DPD	A document which sets out the planning policy framework against which proposals for development will be assessed.
Development Plans Team		See SPAR.
East of England Regional Assembly	EERA	A partnership of elected representatives from across the East of England and representatives from social, economic and environmental interests. The Assembly works to promote the social, economic and environmental well-being of the region. It is responsible for the production of the Regional Spatial Strategy for the East of England.
Government Office for the East of England	GO-East	Regional headquarters of Central Government responsible for implementing government policy, strategies and programmes in the East of England.
Implementation Framework		A process which sets out to ensure proposals in plans, programmes and strategies are completed within an agreed timeframe.
Inspector's Report		Document produced by an independent inspector from the Planning Inspectorate. It assesses the soundness and robustness of development plan documents.
Integrated Transport		Term used to describe how various modes of transport work together.
Ipswich Borough Council	IBC	The Council responsible for a range of service provision in Ipswich including the local development framework and dealing with planning applications.
Local Development Documents	LDD	All development plan documents and supplementary plan documents are local development documents.
Local Development Framework	LDF	Structure of the new planning system at the local level. All documents produced by Ipswich Borough Council that are relevant to planning in Ipswich make up the LDF.

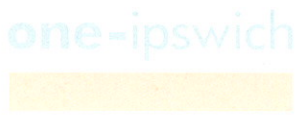
Word or Term	Abbreviation	Explanation
Local Development Scheme	LDS	The document that sets out Ipswich Borough Council's proposals for new LDDs and the timetable for producing them.
Local Plans		Old style detailed land use plan covering a district / borough administrative area. These are being phased out under the new planning system and will eventually be replaced by documents forming the local development framework. The Ipswich Local Plan 1997 will be saved for a three year period until the LDDs are in place.
Material Consideration		A factor to be taken into account when making a planning decision.
Monitoring and Review		Regular measurement of progress towards targets, aims and objectives. It also involves scrutiny, evaluation and, where necessary, change of policies, plans and strategies.
Options Consultation		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.
Planning And Compulsory Purchase Act 2004		The law that has introduced a new planning system in the UK.
Planning Delivery Grant		Performance related funding from Central Government for planning and development activities awarded to well-performing planning authorities.
Planning Policy Framework		Policy statements and guidance on planning issues set out in documents produced at central, regional and local government levels.
Pre Submission Consultation		Consultation with statutory consultees prior to DPDs and SPDs being written.



Word or Term	Abbreviation	Explanation
Pre Submission Public Participation		Consultation with the general public and all those with an interest in each particular document prior to the document being written.
Regeneration		Renewal and rehabilitation of former derelict or under-used sites / areas.
Regional Spatial Strategy	RSS	A plan for the East of England which considers matters relating to and implemented by the planning system. The plan also takes account of a wide range of activities and programmes which have a bearing on land use (eg. health, education, culture, economic development, skills and training, social inclusion, crime reduction and the impact of climate change).
Renaissance		Term to describe the revitalisation of an area.
Site Allocations		Designation of land in a LDD for a particular land use (eg. housing).
Statement of Community Involvement		Document which sets out the standards which an authority will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The SCI is not a development plan document but is subject to independent examination.
Statement of Conformity		Statement which identifies and confirms that all policies, proposals and strategies are in line with relevant regional and national policies.
Strategic Environmental Assessment	SEA	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.

Word or Term	Abbreviation	Explanation
Strategic Planning & Regeneration	SPAR	The service within Ipswich Borough Council which is responsible for developing the local development framework in Ipswich.
Structure Plans		Old style development plan which sets out the strategic planning policies and forms the basis for detailed policies at county level. The Suffolk Structure Plan will be saved for a period of up to three years as it forms the current development plan for Ipswich together with the adopted Ipswich Local Plan 1997.
Suffolk County Council	SCC	The Council that is responsible for a range of services including education and transport.
Suffolk Local Transport Plan	LTP	A document relating to highway and transport projects and programmes.
Supplementary Planning Documents	SPD	Documents which local planning authorities may prepare under the new planning system which will provide additional supporting information in respect of policies in development plan documents (DPDs). 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.
Supplementary Planning Guidance	SPG	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.
Sustainability Appraisal	SA	A tool for appraising policies and documents to ensure they reflect sustainable development objectives. All policies and documents must be subject to a sustainability appraisal.
Urban Capacity Study	UCS	Document identifying sites that could be redeveloped and the amount of development that could be achieved on such sites.







This information can be made available on audio tape, braille or alternative formats upon request 01473 432933

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