



IPSWICH
BOROUGH COUNCIL

A Local Development Scheme for Ipswich

6th Edition – July 2012
(5th Revision)

Planning Policy
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Please note:

This version of the Local Development Scheme for Ipswich replaces the version published in March 2011.

Foreword

All local planning authorities are legally required to prepare and maintain a 'Local Development Scheme' (LDS).

The Ipswich LDS is the Council's project plan for preparing land use plans for the Borough. It explains:

- ❑ The statutory planning documents (called 'development plan documents') the Council intends to prepare or review;
- ❑ The subject matter and geographical area for each of the documents; and
- ❑ The timetable for the preparation and revision of each document.

This is the 6th edition of the Ipswich LDS and represents a fifth revision since the original was published in January 2005 (first revision March 2006, second May 2007, third March 2009, fourth March 2011). Since the March 2011 LDS was published, there have been significant changes in the planning system at the national level. The changes include:

- ❑ Abandoning the term 'Local Development Framework' and replacing it with the term 'Local Plan', which refers to all development plan documents prepared for a local planning authority area;
- ❑ Introducing the ability for neighbourhood forums to prepare neighbourhood plans;
- ❑ Replacing most of the current 25 national planning policy guidance notes and planning policy statements with a single document called the National Planning Policy Framework; and
- ❑ Removing the requirement for local planning authorities to submit their LDS to the Secretary of State.

It has become necessary to review the March 2011 Ipswich LDS timetable again to take account of:

- ❑ Changes to the legislation (e.g. through the Localism Act 2011 and new regulations);
- ❑ The findings of the Ipswich Annual Monitoring Report published in December 2011;
- ❑ The adoption of the Core Strategy and Policies development plan document in December 2011; and
- ❑ Joint work across Suffolk on matters such as Community Infrastructure Levy.

We believe that our revised LDS sets a realistic timetable for having completed a Local Plan for Ipswich by September 2014. 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 contact the Planning Policy Team at the address on the front cover of this document.

<u>Contents</u>		
Section	Title	Page
1	Introduction	4
2	Purpose and Content of the Local Development Scheme	5
3	A Summary of the Local Development Scheme for Ipswich	8
4	The Regional Spatial Strategy	10
5	Local Development Documents	11
6	Other Documents that will be published	19
7	Strategic Environmental Assessment / Sustainability Appraisal	21
8	Transition to a new Local Plan	22
9	Risk Assessment	23
10	Monitoring and Review	26
Appendix 1	Profiles of the Local Development Documents Proposed for Preparation or Review	28
	□ Core Strategy and Policies*	28
	□ Site Allocations and Policies incorporating IP-One AAP*	29
	□ The Northern Fringe Area Development Brief	31
	□ Development and Flood Risk	32
	□ Community Infrastructure Levy Charging Schedule	33
	□ Local List	34
	□ Suffolk Advisory Parking Standards	35
	□ Statement of Community Involvement	36
	 [* indicates those documents that are development plan documents – see paragraph 2.3]	
Appendix 2	Incorporating Saved Policies from the adopted Ipswich Local Plan 1997 into existing and proposed Development Plan Documents	37
Appendix 3	List of relevant Supplementary Planning Guidance Documents	42
Appendix 4	Summary of key changes from the March 2011 Local Development Scheme	43
Appendix 5	Glossary of words and terms used in the LDS	44

1 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 as amended¹ ('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'). It replaces the fifth edition of the LDS for Ipswich published in March 2011. It was approved by Ipswich Borough Council's Executive on 3rd July 2012.
- 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. The local planning policy framework is known as the Ipswich Local Plan (formerly the Ipswich Local Development Framework). 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 This LDS for Ipswich is publicly available and can be purchased from the Council or obtained via the Council web-site: www.ipswich.gov.uk.
- 1.5 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. The Council will keep the LDS under review to ensure it is as up to date as possible.
- 1.6 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 01473 583000).
- 1.7 A glossary explaining terms used within the LDS is contained at Appendix 5.

¹ As amended by the Planning Act 2008 and 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 5 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);
- Neighbourhood plans;
- Supplementary planning documents (SPDs);
- A Community Infrastructure Levy (CIL) Charging Schedule.
- A Statement of Community Involvement (SCI); and
- An Authority Monitoring Report (AMR).

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 5 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 East of England Plan (Regional Spatial Strategy) and the adopted Core Strategy and Policies DPD. Until all the Ipswich development plan documents are adopted, the local part of the statutory development plan also consists of certain saved policies from the 1997 Ipswich Local Plan. The Government has announced its intention to abolish regional strategies² but as at July 2012 the required legal arrangements have not yet been put in place. Therefore, at the time of writing, the East of England Plan remains part of the development plan for Ipswich.

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

² Localism Act 2011, S.109

“... 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 The second type of planning document is a neighbourhood plan. This is a new type of planning document introduced by the Government through the Localism Act 2011³ and supporting regulations. The provisions of the Localism Act for neighbourhood planning came into force on 6th 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. The plan 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 third 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 and provide additional detail to policies set out in development plan documents or in national or regional 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 fourth type of planning document listed is the Community Infrastructure Levy (CIL) Charging Schedule. Community Infrastructure Levy is a charge that local planning authorities may choose to levy on new development to fund infrastructure needed to support growth. It usually takes 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 April 2014 the scope to use Section 106 Agreements will become more limited. A CIL Charging Schedule is the document which sets out the charges to be levied and it is subject to independent examination.
- 2.10 The fifth 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. The Ipswich SCI was adopted in September 2007 and is available free from the Council or via the web site:
<http://www.ipswich.gov.uk/Services/Planning+Policy/Local+Development+Framework/Statement+of+Community+Involvement/> .
- 2.11 The final type of document listed is the Authority Monitoring Report (AMR). This has replaced the Annual Monitoring Report. 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.
- 2.12 The Act (as amended by the Planning Act 2008 and Localism Act 2011) states that a Local Development Scheme must specify:

³ Localism Act 2011, Chapter 3

- ❑ 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.

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 (previously all part of the 'Local Development Framework').

- DPDs and SPDs, including for DPDs updates to the Proposals Map (now known as the Policies Map) where appropriate (see Section 5 and Appendix 1);
- A Statement of Community Involvement that sets out how the community will be consulted during the production of local development documents (see 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 10);
- General evidence base documents that will inform the production of planning documents, for example the Retail Study (see Section 6);
- Supporting documentation (usually prepared at the 'publication' or 'submission' stages for development plan documents) 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 7);
 - a Statement of Conformity with the Regional Spatial Strategy (see Section 4), until such time as it is formally abolished;
 - 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 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.

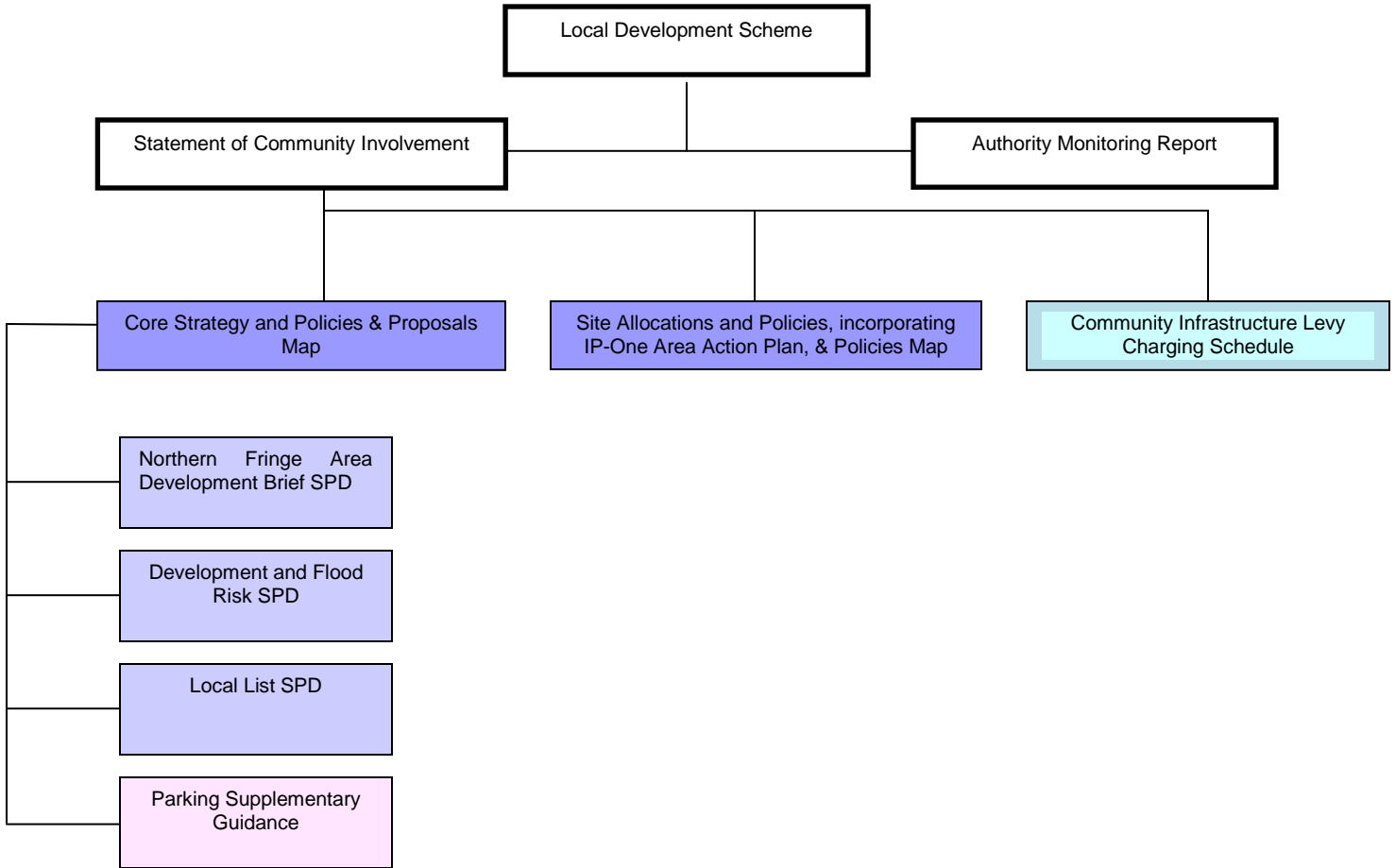
3.2 The Council is not currently aware of community intentions within the Borough to prepare neighbourhood plans. These are plans led by the community rather than the local planning authority and therefore they would not necessarily in future be listed within the LDS.

3.3 County-wide supplementary guidance is being prepared by the County Council on parking standards, including car and cycle parking.

3.3 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.

Ipswich Local Development Scheme

5th Revision – August 2012



Key

Development Plan Document

Supplementary Planning Document

Supplementary Guidance prepared by Suffolk County Council

4 The Regional Spatial Strategy

- 4.1 The Planning and Compulsory Purchase Act states that development plan documents must be in general conformity with the Regional Spatial Strategy (RSS) (Section 24(1)).
- 4.2 In May 2008, the East of England Regional Assembly (EERA) published a Regional Spatial Strategy for the East of England. It is called the East of England Plan and it covers the period 2001 to 2021.
- 4.3 The Government has signalled its intention to revoke regional strategies including the East of England Plan. However, the legal provisions have not yet been made to complete the process and therefore, at the time of writing, the East of England Plan remains part of the development plan for Ipswich.
- 4.4 A new Duty to Cooperate has been introduced through the Localism Act 2011 (S.110), which requires local planning authorities to work together constructively, actively and on an ongoing basis on strategic, cross-boundary matters in the preparation of DPDs. The Duty came into effect in November 2011. When the RSS is finally abolished, the Duty to Cooperate will be the means through which cross boundary issues will be dealt with.

5 **Local Development Documents**

- 5.1 New 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>
Development Plan Documents (DPDs)	
<input type="checkbox"/> Site Allocations and Policies, incorporating the IP-One Area Action Plan ⁺ , and Policies Map ⁴	29
Community Infrastructure Levy Documents	
<input type="checkbox"/> Community Infrastructure Levy Charging Schedule	33
Supplementary Planning Documents (SPDs)	
<input type="checkbox"/> The Northern Fringe Area Development Brief [#]	31
<input type="checkbox"/> Local List [*]	34
<input type="checkbox"/> Development and Flood Risk [*]	32
Supplementary Guidance prepared by Suffolk County Council with District and Borough Council input	
<input type="checkbox"/> Suffolk Advisory Parking Standards	35

⁺ IP-One area includes the Waterfront, Ipswich Village and other parts of central Ipswich – in previous LDSs this has been shown as a separate document;

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

[#] this SPD will provide further guidance and information on sites that will be identified through the Core Strategy and Policies DPD.

- 5.2 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 always show policies and proposals on a geographical basis (Regulation 9(1)).

- 5.3 Further to the new documents proposed above, the Council also intends to review two existing planning documents: the Core Strategy and Policies DPD adopted in December 2011, and the Statement of Community Involvement adopted in September 2007. These are also explained in Appendix 1.

Documents to be reviewed

<input type="checkbox"/> Core Strategy and Policies DPD	28
<input type="checkbox"/> Statement of Community Involvement	36

⁴ 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 to the Local Development Scheme Published in March 2011

- 5.4 The most important change since the publication of the last LDS is the Council's adoption of the Core Strategy and Policies DPD (the Core Strategy). This is the key, strategic, land use policy document for the Borough setting out the approach to the growth of Ipswich up to 2027. Therefore the Core Strategy is no longer a document to be prepared, but one to be reviewed. The Council made a commitment within the Core Strategy to commence a review during 2012/13.
- 5.5 A second significant change is the Council's decision to combine the two site specific DPDs that had formerly been proposed in previous LDSs: the Site Allocations and Policies DPD and the IP-One Area Action Plan. This is in response to several factors:
- ❑ The National Planning Policy Framework published by the Government in March 2012 moves away from the multiple DPDs of the Local Development Framework System. Instead it advises that each local planning authority should aim to produce a local plan, and additional DPDs should only be used where clearly justified (paragraph 153);
 - ❑ The need to get site allocations in place, as two separate documents would have been examined separately and in sequence rather than simultaneously; and
 - ❑ To better utilise resources.
- 5.6 Planning policies for both areas (inner and outer Ipswich) are still needed. The Core Strategy through policy CS3 commits to preparing an IP-One Area Action Plan for inner Ipswich, in order to deliver the spatial strategy which puts town centre regeneration ahead of greenfield development. Therefore, the content of the IP-One Area Action Plan will be incorporated into the Site Allocations and Policies DPD. There have also been alterations to the proposed timetable for the combined plan to reflect the slightly later than expected adoption of the Core Strategy (December 2011 rather than September 2011). Once adopted, the combined Site Allocations and Policies DPD, incorporating the IP-One Area Action Plan will form part of the Ipswich Local Plan, and the development plan in the context of Section 38(6) of the Act (see paragraph 2.6).
- 5.7 Amendments have also been made in relation to SPDs. The number of SPDs to be prepared has been reviewed as have timetables for preparation, to reflect Council priorities and the need to get DPDs in place. Some SPDs have been deleted or postponed, and one new SPD has been added about Development and Flood Risk. The addition is needed to provide additional guidance on the Council's safety framework for development within Flood Zones 2 and 3. It also honours a commitment made through the Core Strategy itself (section 6 and policy DM4) and through a Statement of Common Ground agreed with the Environment Agency during the Core Strategy Examination.
- 5.8 The Scheme also refers to a Supplementary Guidance note on parking standards, which was shown in the previous LDS as an SPD. The reason for this change is that the County Council is now reviewing its advisory parking standards and consequently it is more efficient for the Borough Council to contribute to that process rather than produce its own standards. However, should the Council consider that its own parking standards are still required,

production of an SPD can be shown in future revisions to the LDS. The two Supplementary Guidance Notes previously referred to in the LDS, about Air Quality and Section 106 Agreements, have been completed by the County Council and adopted by Ipswich Borough Council.

- 5.9 Since the Council adopted its Statement of Community Involvement in 2007, plan processes have changed and approaches to community involvement have moved on. Thus the review of the Statement of Community Involvement (SCI) is a key component of the work programme. It got underway in May 2012 through an invitation for feedback on consultation techniques used by the Council over the last five years. Until it has been completed, the Council will be guided by the adopted SCI and the provisions of the regulations.
- 5.10 The Government continues to adjust the processes for preparing and reviewing all types of planning documents. It is now no longer necessary to submit a Statement of Community Involvement for independent examination, for example. As a result of the Localism Act 2011 and changes to the relevant regulations⁵, the main stages in preparing a development plan document are now as follows:
- a. Notify stakeholders (which could include organisations and the public, as the local planning authority considers appropriate) that a plan is to be prepared and invite representations on its content (regulation 18);
 - b. Make a copy of the draft plan that the Council wishes to submit to the Government available for inspection and invite representations on it (regulations 19 and 20);
 - c. Submit the plan and other 'submission documents' to the Secretary of State and make them available for inspection (regulation 22);
 - d. Independent Examination (regulation 24)
 - e. Receiving and publishing the Inspector's report (regulation 25) and
 - f. Amend the plan if appropriate and adopt it (regulation 26).
- 5.11 Although consultation was undertaken at the 'Issues and Options' and 'Preferred Options' stages of the Site Allocations and Policies DPD and IP-One Area Action Plan between 2006 and 2008, there will be some additional work under stage a. for the new combined Site Allocations and Policies DPD, incorporating the IP-One Area Action Plan, because of the changes that have occurred since the previous consultation was carried out in terms of legislation and changes on the ground. Consultation is scheduled to take place in November and December 2012.
- 5.12 The Core Strategy review is scheduled to start in October 2012. The commitment to start a review of the Core Strategy during 2012/13 is made in the adopted Core Strategy e.g. at paragraph 8.111. The Inspector in her report identified review mechanisms, including an early review of the Core Strategy, as critical to determining whether there is a need to accelerate the rate of release of development at the Northern Fringe of Ipswich (paragraph 45). This is to ensure

⁵ Town and Country Planning (Local Planning) (England) Regulations April 2012

the overall effectiveness of the policy approach to housing. The timetable for the Core Strategy review currently indicates submission at June 2014 and adoption February 2015 but this will be kept under close review. The Council anticipates that a review focused tightly on housing figures would be completed more quickly.

5.13 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.

5.14 Work has progressed on some of the supplementary planning documents (SPDs) listed in the 2011 Local Development Scheme. Others are no longer needed, because they have been overtaken by events. Alternatively new SPDs may need to be identified. Listed below are all the changes made to the March 2011 Local Development Scheme list of SPDs.

- Northern Fringe Area Development Brief – retained as a key SPD to enable the implementation of the Core Strategy, with a slightly revised timetable to ensure sufficient opportunity for public involvement;
- Planning Obligations SPD – the Council is now moving towards a Community Infrastructure Levy (CIL) approach to funding infrastructure, therefore this SPD is no longer needed – see below;
- Extending your home SPD – this is no longer needed as the existing supplementary planning guidance note on the topic is still effective;
- Parking Standards SPD – Suffolk County Council is now working on revised parking standards which IBC could endorse if required as supplementary guidance (this has lower status than an SPD) – thereby negating the need for a separate SPD at this time;
- Local List SPD – this SPD is needed and its preparation is well advanced – the timetable has been adjusted;
- Old Norwich Road Area Development Brief – this brief has now been prepared on an informal basis and therefore the SPD is no longer needed;
- Air Quality Guidance – this county-wide guidance has been completed;
- Section 106 Guidance – this county-wide guidance has been completed;
- Sustainable Construction SPD – the Core Strategy makes reference to this, however with the wealth of information available now on sustainable construction and given other priorities, it is suggested that this is not required at this time;
- Development and Flood Risk SPD – this is a proposed new SPD which is needed to enable the Core Strategy to be implemented. It is referred to in Core Strategy paragraphs 6.16 and 9.40 and was also a Council commitment through a Statement of Common Ground agreed with the Environment Agency and submitted to the Core Strategy Examination.

5.15 Thus three supplementary planning documents (SPDs) are currently under preparation: the Northern Fringe Area Development Brief SPD, Development and Flood Risk SPD and Local List SPD. The process for preparing SPDs is as follows:

- a. Evidence gathering and consultation (regulation 12);

- b. Preparation of the SPD (regulation 12);
 - c. Ipswich Borough Council to agree the SPD;
 - d. Public consultation period on the SPD (regulations 12, 13);
 - e. Consideration of comments;
 - f. Adopt the SPD (regulation 14).
- 5.16 In addition, Suffolk County Council is currently preparing supplementary guidance to update and replace the Suffolk Advisory Parking Standards. It is included in the Scheme for information and completeness. The Suffolk-wide approach ensures consistency of approach and sharing of knowledge and expertise.
- 5.17 The other type of document proposed in this Local Development Scheme is a Community Infrastructure Levy (CIL) Charging Schedule. 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. It will to some extent replace the Section 106 planning agreement approach (s.106 of the Town and Country Planning Act 1990 (the s.106 system)) currently used to obtain and pool contributions from developers. After 6th April 2014 local planning authorities will not be able to pool five or more Section 106 contributions (CIL regulation 123). Thus tariff or standard charge approaches based on the s.106 system will become unlawful after April 2014 and authorities that do not have CIL in place by then could lose funding for infrastructure as a result.
- 5.18 The Section 106 system will remain in place as a mechanism to make development acceptable, but only to deal with requirements specific to a site, such as affordable housing provision. The adopted Core Strategy set out a planning standard charge approach as an interim measure before progressing towards CIL. However, the Council has now decided to start work immediately to move towards a CIL approach, in order to allow time to get a charging schedule in place by April 2014.
- 5.19 The process for preparing a CIL Charging Schedule is similar to that for development plan documents. It is broadly as follows (for detail please see the Community Infrastructure Levy Regulations 2010, as amended):
- Informal public consultation on the proposed levy rates in a draft preliminary version of the charging schedule (regulation 15);
 - 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).

- 5.20 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 2015. 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.
- 5.21 The Council considers that the timetable revisions, particularly to the Site Allocations and Policies DPD, incorporating the IP-One Area Action Plan, will not delay housing delivery. The Ipswich Annual Monitoring Report 7 2010-2011 indicates a short-term housing land supply of 4,490 dwellings as at 1st April 2011. This figure consists of 674 dwellings under construction, 1,935 with planning permission, 725 awaiting the signing of a Section 106 agreement, 1,033 identified through the Strategic Housing Land Availability Assessment and deliverable within the first five years, and 123 remaining on allocated housing sites. The total deliverable sites results in a five year housing land supply for Ipswich of 3,427 dwellings at 1st April 2011. This is just below the requirement of 3,500 dwellings identified in the adopted Core Strategy, but this is an issue of current market conditions, which are keeping completions rates low. They are expected to pick up from 2012/13 onwards.
- 5.22 The adopted Core Strategy 2011, together with some saved policies of the 1997 adopted Local Plan, the Regional Spatial Strategy and any other material considerations such as the National Planning Policy Framework provide the planning framework for housing delivery.
- 5.23 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.
- 5.24 The Council is committed to ensuring it keeps to the timetable it has set itself for the completion of individual local development documents and the LDF 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 9.

5.25 The Localism Act 2011 has introduced a duty for local planning authorities to cooperate with each other over cross-boundary matters, and the adopted Core Strategy commits to joint working across the Ipswich Policy Area through Policy CS6. However, whilst in due course a number of authorities may have the same policies within respective development plan documents, the Council is not currently formally producing joint development plan documents with neighbouring authorities.

Ipswich Local Development Scheme Timetable July 2012																																																	
	2012												2013												2014												2015												
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Review of Core Strategy & Policies DPD																																																	
Site Allocations & Policies DPD incorporating IP-One Area Action Plan																																																	
Northern Fringe Area Development Brief SPD																																																	
Development and Flood Risk SPD																																																	
CIL Charging Schedule**																																																	
Local List SPD																																																	
Statement of Community Involvement review																																																	
Authority Monitoring Report																																																	
Suffolk Advisory Parking Standards SPG*																																																	
* Supplementary Guidance under preparation by Suffolk County Council. It does not have SPD status but may be endorsed by IBC.																																																	
**Evidence from other authorities seems to suggest that the CIL process can take up to two years.																																																	

Key to Stages of Preparation of Local Development

- Pre-submission Consultation for DPDs (Reg 18) & evidence gathering for SPDs
- Consideration of Consultation Comments
- Preparation of the planning document or AMR
- IBC Executive agree a draft document / make recommendation to Council
- Ipswich Borough Council to agree the Local Development Document
- Publication of DPD and formal public consultation period (Regs 19 & 20 for DPDs, Regs 12 & 13 for SPDs)
- Consideration of Consultation Comments
- Submission of the Local Development Document to Secretary of State (Regulation 22)
- Preparation of examination evidence (P=Pre-hearing meeting)
- Independent Examination
- Receive Inspector's Report
- Modify and Adopt the Local Development Document (Reg 26 for DPDs, Reg 14 for SPDs)
- Publish Authority Monitoring Report (AMR - previously called the Annual Monitoring Report)
- Consultation on focused changes to a DPD (post-submission)

6 Other Documents that will be published

- 6.1 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 published as the evidence base for policy preparation. Many of these documents will be produced either by, or for, the Council, but 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 development plan documents (e.g. 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 development plan document that relies on its contents. For example, the 'Core Document Library' for the Core Strategy and Policies DPD has been available since the plan was submitted and it includes at least 200 documents. 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, at the County Library in Northgate Street, and the Council's offices at Grafton House, Russell Road, Ipswich.
- 6.3 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.
- 6.4 Some key local and sub-regional elements of the evidence base are as follows:

Core Document Library reference	Study	Date published	Review date
ACD04	Suffolk Haven Gateway Employment Land Review and Strategic Sites Study (GVA Grimley)	2009	Authorities are working together to develop the methodology to assess employment land availability in accordance with the National Planning Policy Framework – Summer 2012.
PCD93	Ipswich Strategic Flood Risk Assessment Level 2 report (IBC)	Published May 2011	N/A
ICD23	Ipswich Housing Needs Study (Fordham Research)	2005	Updated 2008 through joint Strategic Housing Market Assessment. Due for update 2012 but this may occur through the SHMA (see below).
SCD22 SCD20	Strategic Housing Market Assessment (SHMA) including Affordable Housing Viability Study (Fordhams Research)	SHMA 2008, Viability Study 2009	Aspects are updated and published annually. SHMA to be updated 2012/13.

Core Document Library reference	Study	Date published	Review date
ACD14	Strategic Housing Land Availability Assessment (IBC)	March 2010	Annual update via AMR
ACD07	Haven Gateway Water Cycle Study Stage 2	2010	-
ICD09	Ipswich Borough Council Strategies: Economic Development Strategy	2005	Under review 2012
-	Housing Strategy 2010/11 to 2015/16	2011	-
PCD90	Cultural Strategy 2011-2014	2011	-
-	Environment Strategy	2010	2013
ICD13	Sustainable Community Strategy for Ipswich 'Everybody Matters'	2008	-
PCD69	Ipswich Retail and Commercial Leisure Study (Strategic Perspectives)	October 2010	-
-	Suffolk Local Transport Plan 3	2011-2031	
-	Ipswich Town Centre Masterplan	2012	-
ICD30	Wildlife Audit	2000	Review taking place over 2012-13 surveying seasons.

6.5 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.

7 Strategic Environmental Assessment / Sustainability Appraisal

- 7.1 The Council is required to assess and appraise its development plan documents to comply with Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) requirements. The Strategic Environmental Assessment 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 Sustainability Appraisal requirement stems from the Planning and Compulsory Purchase Act 2004, Part 2 Section 19(5)(a). Previously Supplementary Planning Documents have also been subject to SA, but the Planning Act 2008 removed this requirement.
- 7.2 The key difference between the two processes is that Strategic Environmental Assessment focuses on environmental effects only, whereas Sustainability Appraisal gives equal consideration to economic and social effects in addition to environmental ones.
- 7.3 The Council published a draft list of possible SA indicators and objectives for consultation in 2005. This was revised in the light of comments received and a Scoping Report for all the development plan documents to be prepared was published for consultation in May 2006.
- 7.4 The Council considered comments made about the Scoping Report and employed consultants to validate the work done in terms of process and content. This provided further useful pointers as to how the sustainability appraisal framework could be improved ready for the next stage of work to appraise the issues and options to inform the Preferred Options Stage.
- 7.5 The framework was then used to appraise the options consulted upon in 2006, and the preferred options consulted upon in 2008. This is explained in the Sustainability Appraisal report published in November 2007:
http://ldf.ipswich.gov.uk/Info_page_two_pic_2_det.asp?art_id=9155&sec_id=4093.
It was also used to appraise the published Core Strategy and Policies DPD in 2009. The resulting report was included in the documents submitted to the Government in March 2010 and may be viewed at:
http://www.ipswich.gov.uk/downloads/SA_plus_addendum_combined.pdf. The final Sustainability Appraisal of the adopted Core Strategy can be viewed at:
http://www.ipswich.gov.uk/downloads/Combined_SA_reports.pdf.
- 7.6 Information on the monitoring of objectives and indicators will be contained within future Authority Monitoring Reports (see Section 10).

8 Transition to a new Local Plan

- 8.1 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 Plan⁶. The new system is represented by the adopted Core Strategy and Policies Development Plan Document, which has partially replaced the old Local Plan. Core Strategy Appendix 2, read together with the Core Strategy Proposal Map key, indicates which saved 1997 Local Plan policies still have force. Appendix 2 to this Local Development Scheme indicates how remaining saved 1997 Local Plan policies will be replaced in due course by new development plan documents.
- 8.2 The Core Strategy formed part of the Ipswich Local Development Framework under the provisions of the Planning and Compulsory Purchase Act 2004. However, the National Planning Policy Framework 2012 has re-named the Local Development Framework as a local plan. This introduces some scope for confusion. The new style of local plan differs from the old style in that the local plan can consist of more than one development plan document. The Ipswich Local Plan currently consists of the adopted Core Strategy and saved 1997 Local Plan policies. In due course the combined Site Allocations and IP-One Area Action Plan development plan document will replace the remaining saved policies of the 1997 Local Plan.
- 8.3 When both the development plan documents are adopted, they will provide the new planning policy framework at the local level – the new Ipswich Local Plan. Together with the Regional Spatial Strategy they will form the development plan for Ipswich (until RSS is revoked - see Section 4 regarding the status of RSS).
- 8.4 The approved Supplementary Planning Guidance documents and development briefs, and draft Preferred Options DPDs which were subject to consultation in 2008, will remain material considerations in the determination of planning applications until they are withdrawn by the Council or replaced by local development documents. A list of Supplementary Planning Guidance documents that remain of relevance is provided at Appendix 3.
- 8.5 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.

⁶ The transitional arrangements of the Local Development Framework system allowed adopted development plan policies to be 'saved'. On 14th 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 web site at <http://www.ipswich.gov.uk/NR/rdonlyres/F707B57E-9954-4358-973E-F39762CB439F/0/Direction2007.pdf>

9 Risk Assessment

- 9.1 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 consider how the risks may be minimised and mitigated.

Risk Assessment for Revised Local Development Scheme

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

Risk	Likelihood H/M/L	Impact H/M/L	Mitigation / contingencies
4. New policy guidance being published part way through plan preparation.	Med	High	<ul style="list-style-type: none"> • High level policy change is monitored through the AMR. • Need to progress LDDs based on best information we have at the time. • Seek advice from the Planning Inspectorate as appropriate.
5. Change to political leadership that leads to a change in policy direction	Medium	High	<ul style="list-style-type: none"> • Aim for widest possible partner buy-in through involving Development Working Group.
6. Capacity of Planning Inspectorate and other agencies to support the process.	Low	High	<ul style="list-style-type: none"> • Liaise with Planning Inspectorate in revising the LDS and keep PINS up to date if timetables change.
7. Consultation fatigue amongst public	Med	High	<ul style="list-style-type: none"> • Evidence to date suggests a good level of engagement, which is strongest when site allocations are involved. • Provide clear feedback from consultation exercises. • Keep the public informed about the process. • Link up with other relevant consultations where possible.
8. Over- ambitious programming of document preparation	Med	High	<ul style="list-style-type: none"> • Manage non-local plan workload so as to ensure that LDS targets are met. • Employ robust project management approaches. • Continue to improve web-based comment system to make processing representations more efficient.

Risk	Likelihood H/M/L	Impact H/M/L	Mitigation / contingencies
9. Documents being found unsound/subject to legal challenge	Low	High	<ul style="list-style-type: none"> • Use the soundness self-assessment tool kit. • Take legal advice on plan process and content. • Ensure accurate records are kept of the process. • Ensure evidence base is robust.
10. Age of some of evidence base by the time we get to examination.	Med	Med	<ul style="list-style-type: none"> • Update information where possible.

10 Monitoring and Review

10.1 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;
- ❑ Outline the status of the old planning system of Structure Plans, Local Plans and SPGs (see Section 6);
- ❑ 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 10.5 below); and
- ❑ Indicate where the Local Development Scheme needs updating.

10.2 The report was formerly called the Ipswich Annual Monitoring Report (AMR) and was submitted annually to the Secretary of State (under the Planning & Compulsory Purchase Act 2004 S. 35). The Localism Act 2011 S. 113 amended this requirement. Now the Council is required to prepare a local development monitoring report (also known as an Authority Monitoring Report) and publish it direct to the public.

10.3 In Appendix 1, each development plan document has been given a formal review period. 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.

10.4 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 2012 to 2015 (this is illustrated in the timetable in Section 5).

10.5 The adopted Core Strategy and Policies DPD commits the Council to starting the preparation of the Northern Fringe Area Development Brief immediately upon Core Strategy adoption (Policy CS10 Ipswich Northern Fringe). The Core Strategy Proposals Map identifies the area to be addressed. However, paragraph 8.111 of the Core Strategy also makes it clear that the total number of dwellings likely to be accommodated at the Northern Fringe will be determined through a review of the Core Strategy, to commence in 2012/13.

10.6 The formal review schedule establishes the work-programme from 2012 to 2015. This would then be informed and amended via future versions of the Local Development Scheme and 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

What will the document be called?	Review of the Core Strategy and Policies
What is the subject of the document?	The review will focus on the housing growth figures for the Borough
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 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 Cooperate.
What timetable is proposed for this document (under the 2012 Regulations)?:	
<i>Notify stakeholders & invite representations (reg 18)</i>	October 2012-May 2013
<i>Publish draft plan for inspection & invite representations (regs 19-20)</i>	Nov-Dec 2013
<i>Submit plan & submission documents to Secretary of State (reg 22)</i>	June 2014
<i>Independent examination (reg 24)</i>	October 2014
<i>Receive & publish Inspector's recommendations (reg 25)</i>	January 2015
<i>Adopt the plan (reg 26)</i>	February 2015
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 be the subject of a review within five years of adoption, or earlier if the monitoring highlights such a need.

What will the document be called?	Site Allocations and Policies, incorporating the 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, 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 a vision, 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 Cooperate.

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

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

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

<i>Notify stakeholders & invite representations (reg 18)</i>	Some repeat of the work carried out under the 2004 regulations, July-Dec 2012
<i>Publish draft plan for inspection & invite representations (regs 19-20)</i>	June-July 2013
<i>Submit plan & submission documents to Secretary of State (reg 22)</i>	December 2013
<i>Independent examination (reg 24)</i>	April 2014
<i>Receive & publish Inspector's recommendations (reg 25)</i>	
<i>Adopt the plan (reg 26)</i>	September 2014

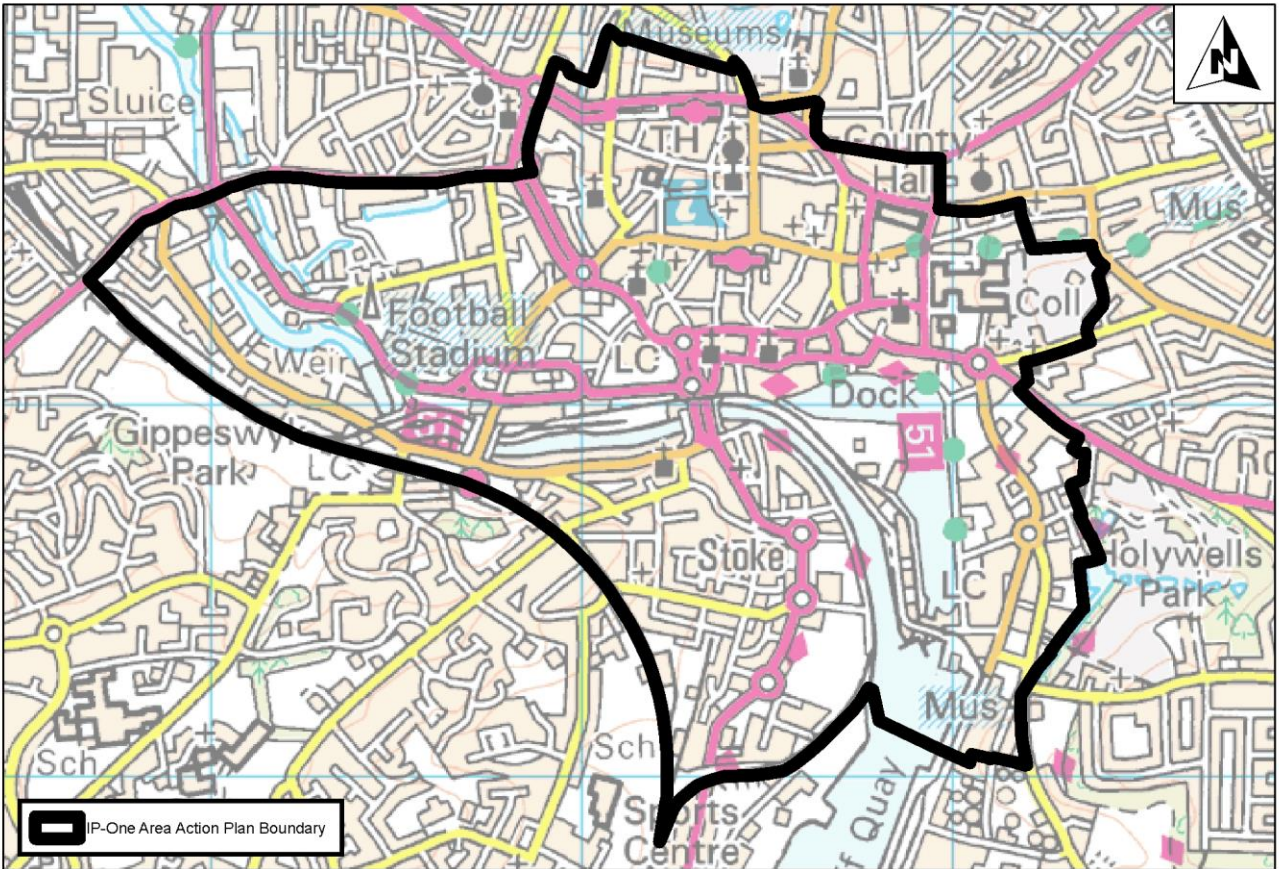
Who will be responsible for producing the document?

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 be the subject of a review within five years of adoption, or earlier if the monitoring highlights such a need.

IP-One area boundary



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What will the document be called? **The Northern Fringe Area Development Brief**

What is the subject of the document? **The document will be supplementary to the Core Strategy and Policies DPD and will provide a more detailed design brief approach to that in the DPD and identify the infrastructure that developments will need to provide.**

What geographical area does the document cover? **It covers the whole of the Northern Fringe of Ipswich as defined on the adopted Core Strategy Proposals Map.**

Will it be a Development Plan document? **No, a supplementary planning document**

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 neighbouring authorities.**

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

Evidence Gathering, consultation, preparation of SPD Feb-Oct 2012

(reg 12)

Public consultation period (regs 12, 13) Dec 2012-Jan 2013

Modify and Adopt SPD (reg 14) May 2013

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.**

As stated in paragraph 10.5 above, the total number of dwellings to be planned for at the Northern Fringe will be determined through the Core Strategy review.

What will the document be called?	Development and Flood Risk
What is the subject of the document?	The document will be supplementary to the Core Strategy and Policies DPD and will provide more detailed information about the Council's Flood Risk Safety Framework as explained in the Level 2 Strategic Flood Risk Assessment published in May 2011.
What geographical area does the document cover?	The document will apply to all those areas of Ipswich that fall within Flood Zones 2 and 3.
Will it be a Development Plan document?	No, a supplementary planning document
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 lead Local Flood Authority.
What timetable is proposed for this document (under the 2012 Regulations)?	<p><i>Evidence Gathering, consultation, preparation of SPD</i> May-Nov 2012 <i>(reg 12)</i></p> <p><i>Public consultation period (regs 12, 13)</i> Jan-Feb 2013</p> <p><i>Modify and Adopt SPD (reg 14)</i> June 2013</p>
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.

What will the document be called	Community Infrastructure Levy (CIL) Charging Schedule												
What is the subject of the document?	The document will set out the charges to be levied on new development in Ipswich.												
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 education and highway authority, and neighbouring authorities in relation to any cross-boundary infrastructure provision.												
What timetable is proposed for this document (under the CIL Regulations 2010 as amended)?	<table border="0"> <tr> <td><i>Prepare preliminary draft, consult, consider representations (reg 15)</i></td> <td>Jun 2012-Jan 2013</td> </tr> <tr> <td><i>Publish draft schedule & consult (regs 16,17)</i></td> <td>Apr-May 2013</td> </tr> <tr> <td><i>Submit for examination (reg 19)</i></td> <td>August 2013</td> </tr> <tr> <td><i>Examination (reg 20)</i></td> <td>November 2013</td> </tr> <tr> <td><i>Publication of Examiner's recommendations (reg 23)</i></td> <td>February 2014</td> </tr> <tr> <td><i>Modify and Adopt Charging Schedule (reg 25)</i></td> <td>March 2014</td> </tr> </table>	<i>Prepare preliminary draft, consult, consider representations (reg 15)</i>	Jun 2012-Jan 2013	<i>Publish draft schedule & consult (regs 16,17)</i>	Apr-May 2013	<i>Submit for examination (reg 19)</i>	August 2013	<i>Examination (reg 20)</i>	November 2013	<i>Publication of Examiner's recommendations (reg 23)</i>	February 2014	<i>Modify and Adopt Charging Schedule (reg 25)</i>	March 2014
<i>Prepare preliminary draft, consult, consider representations (reg 15)</i>	Jun 2012-Jan 2013												
<i>Publish draft schedule & consult (regs 16,17)</i>	Apr-May 2013												
<i>Submit for examination (reg 19)</i>	August 2013												
<i>Examination (reg 20)</i>	November 2013												
<i>Publication of Examiner's recommendations (reg 23)</i>	February 2014												
<i>Modify and Adopt Charging Schedule (reg 25)</i>	March 2014												
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.												

What will the document be called	Local List
What is the subject of the document?	The document will update the 1984 Ipswich Society's Local List (Buildings of Townscape Interest). 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 (under the 2012 Regulations)?	<i>Evidence gathering, consultation, preparation of SPD</i> Jan-May 2012 <i>(reg 12)</i> <i>Public consultation period (regs 12, 13)</i> July-Aug 2012 <i>Modify and adopt SPD (reg 14)</i> Nov-Dec 2012
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.

What will the document be called	Suffolk Advisory Parking Standards
What is the subject of the document?	The document will provide additional information to support the implementation of policies relating to all types of vehicle parking. 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. It will be Supplementary Guidance prepared by Suffolk County Council.
Will it be produced jointly with other authorities and will this involve a joint committee?	Yes it will be jointly prepared with all the Suffolk Districts and led by Suffolk County Council. It will not involve a joint committee.
What timetable is proposed for this document?	<i>Public consultation period</i> Early 2013 <i>Modify and adopt</i> Late 2013
Who will be responsible for producing the document?	Suffolk County 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.

What is the document be called?	Review of the Statement of Community Involvement
What is the subject of the document?	The document sets out how the community will be consulted on different types of Local Development Documents that the Council will prepare, and on planning applications.
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?	
<i>Evidence gathering & preparing draft revised SCI</i>	May-Nov 2012
<i>Consultation period</i>	Jan-Feb 2013
<i>Modify and Adopt</i>	June 2013
Who is responsible for producing the document?	The Planning Policy Service of Ipswich Borough Council
When will the document be reviewed?	Review commenced in May 2012.

Appendix 2

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

The table below sets out whether and how matters covered by the saved policies of the adopted Ipswich Local Plan 1997 have been incorporated into the adopted Core Strategy and Policies DPD, and how it is anticipated that the remainder will be incorporated into the Site Allocations and Policies DPD, incorporating the IP-One Area Action Plan. 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 same policy will automatically be included in that DPD. References in the table to 'part replacement' indicate that either the saved 1997 policy does not have an exact equivalent in the Core Strategy, or that the policy may have been replaced but site allocations or boundaries remain to be reviewed and if necessary amended through subsequent iterations of the Policies Map prepared alongside DPDs.

The following abbreviations are used for the two DPDs included in this LDS:

The adopted Core Strategy and Policies DPD 2011 CS

The Proposed Site Allocations and Policies DPD, incorporating the IP-One Area Action Plan Site

Please note that a schedule will be produced with each Development Plan Document outlining which saved policies are replaced by each document (see also Appendix 2 of the adopted Core Strategy, together with the key to the Core Strategy Proposals Map).

In 2007, the Council applied to the Secretary of State to extend the saved period of the 1997 Local Plan policies it wished to carry on using until new DPDs are adopted. In September 2007 the Secretary of State issued a Direction confirming the saved policies. To view this list, please refer to the Council's web site at www.ipswich.gov.uk. Those policies that were not saved are listed at the end of the Table. They mainly relate to site-specific policies in the 1997 Ipswich Local Plan where the allocated site has already been developed, or policy areas that have been superseded by more recent national or regional policy.

Policy	Where Integrated into Local Plan?	Policy	Where Integrated into Local Plan?
<i>Natural Environment</i>		<i>Recreation and Leisure</i>	
NE1 & NE2	Part replaced by CS policies CS4 & DM11. Site allocations to be updated through Site.	RL3	Part replaced by CS policies DM17, DM5. Site / area allocations to be updated through Site.
NE3 & NE4	Part replaced by CS policies CS16 & DM28. Site allocations to be updated through Site.	RL4	Part replaced by CS policy CS16. Route(s) to be updated through Site.
NE5	Part replaced by CS policies CS4, CS16, DM10, DM28. Site allocations to be updated through Site.	RL5	CS policy DM28. Site / area allocations to be updated through Site.

Policy	Where Integrated into Local Plan?	Policy	Where Integrated into Local Plan?
NE6	Part replaced by CS policies DM5, DM10.	RL6	CS policy DM29
NE8	Part replaced by CS policy DM10	RL7	Not directly replaced.
NE9-12	CS policy DM10	RL8	Site
NE13 – NE16	CS policies CS4, DM31. Some site allocations to be updated through Sites.	RL9	Part replaced by CS policy CS16
NE17	Site	RL10	Part replaced by CS policy DM29
NE19	Part replaced by CS policies CS16, DM28	RL11	Site
NE20-21	CS policy DM26	RL12	CS policy DM29
NE22-23	Part replaced by CS policies CS1, CS4, DM4, DM26,	RL13	Not directly replaced
NE25	Part replaced by CS policies CS4, CS17, DM5	RL14	CS policy DM28. Site allocations to be updated through Site.
NE26	Not replaced	RL15	Part replaced by CS policies DM17, DM18, DM19, DM26
NE27	CS policies CS1, CS4, DM1, DM2	RL16	Site
Built Environment		RL17	Part replaced by CS policies DM5, DM17, DM18, DM19, DM26
BE1–BE2	CS policies CS4, DM5	RL18	CS policy DM28. Site/area designations to be updated through Site.
BE3	CS policy DM7	RL19	Site
BE4	CS policies CS2, DM27	RL20	CS policy DM28. Site allocations to be updated through Site.
BE5	Not directly replaced	RL21	CS policies CS14, DM22
BE6-BE7	CS policy DM5	RL22	Not directly replaced.
BE8	CS policies DM12, DM3, DM5, DM26	RL23	Site
BE9	CS policy DM13	RL24	Site. See also CS policies CS2, DM22.
BE10-BE12	Part replaced by CS policy CS5	RL27	Not directly replaced.
BE13	CS policy DM5		

Policy	Where Integrated into Local Plan?	Policy	Where Integrated into Local Plan?
BE15-BE27	Part replaced by CS policy DM5		
BE29	CS policies CS4, DM8		
BE30	Part replaced by CS policy CS4		
BE31 & BE33	Part replaced by CS policy DM8		
BE34-BE35	Part replaced by CS policies DM5, DM8	Community Facilities	
BE36-BE37	Part replaced by CS policy CS4	CF1	CS policies CS19, DM32
BE38-BE42 & BE45	Part replaced by CS policies CS4, DM9	CF2	CS policy CS17
BE46-BE47	Part replaced by CS policy CS4; see also CS para. 9.74	CF4 – CF5	CS policies CS19, DM32
The Wet Dock Area		CF7	Part replaced by CS policies CS15, DM27, DM26
WD1	CS policies CS2, CS3	CF8	CS policy CS17
WD2	Part replaced by CS policy DM25; will also be picked up in Site.	CF9	Site
WD3-WD5	Site	CF10	CS policies CS15, DM32
WD7-WD21	Site - but see also CS policies CS16 (WD8), CS3 (WD13), CS15 (WD14), DM23 (WD18), CS20 (WD19 & WD21)	CF11	Not directly replaced.

Housing		Employment	
H3	Site	EMP1	Part replaced by CS policy CS13. Employment areas to be updated through Site.
H4 – H6	Site	EMP2	Site
H7	CS policy DM27	EMP3	Part replaced by CS policies DM5, DM17, DM26.
H8	Part replaced by CS policies DM22, DM27	EMP4	CS policy DM25. Employment areas to be updated through Site.
H9	CS policies CS12, DM24	EMP5	Site
H10	CS policies CS8, CS12, DM24	EMP6	Part replaced by CS policies DM22, DM26
H11	Part replaced by CS policies CS12, DM24	EMP7	Site
H12 - H13	Part replaced by CS policy CS5	EMP9	Part replaced by CS policies CS2, DM20, DM22, DM25
H14	Part replaced by CS policy DM14	EMP10	CS policy DM27
H15	CS policy DM27	EMP11	Part replaced by CS policy CS5.
H16	Not directly replaced	EMP12	Part replaced by CS policy DM5.
H17	CS policies DM20, DM22	Shopping	
H18	CS policies CS2, DM20, DM22.	S2	CS policies CS14, DM20. Central Shopping Area boundary etc. to be updated through Site.
H19	CS policy DM14	S3 – S6	CS policy DM20. Shopping area boundaries to be updated through Site.
H20-H21	CS policy CS11. Site allocations to be picked up through Site.	S7	Part replaced by CS policy DM20.
		S8	CS policy DM22
Transport		S10	CS policy DM23
T1	CS policies CS17, DM15, DM17.	S12	Part replaced by CS policy DM22.
T2	CS policies CS5, DM17	S16-S20	CS policy DM21
T4	Part replaced by CS policies CS5, CS20.	S21	Not directly replaced

T5	Part replaced by CS policy CS20. May be addressed through Site also.	S22	Part replaced by CS policies DM17, DM26.
T6	Part replaced by CS policies CS5, CS20, DM17		
T7	Site	Infrastructure	
T8	CS policy DM17	INF1	Part replaced by CS policy CS17.
T9	CS policies CS5, DM15, DM19	INF2	Part replaced by CS policies DM5, DM26.
T10	CS policies CS5, DM17, DM19	INF3	Part replaced by CS policy CS17.
T11	NOT SAVED Now CS policies DM18 & DM19 would apply. See also para 9.104.		
T12	CS policies CS17, DM18. Parking core to be updated through Site.		
T13	CS policy DM18. Parking core to be updated through Site.		
T14	Site		
T15 - T16	Part replaced by CS policy DM18.		
T18	Part replaced by CS policies CS5, DM5, DM17,		
T20	CS policy DM17.		
T21	Part replaced by CS policy CS20.		

Policies from the adopted Ipswich Local Plan 1997 that were not saved

NE7 NE24
BE14, BE28, BE32, BE43, BE44
WD6
H1 H2
S1 S9 S11 S13-S15
T3 T11 T17 T19
RL1 RL2 R25 R26
CF3 CF6
EMP8 EMP13

Appendix 3

List of Supplementary Planning Guidance documents relevant to Ipswich

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
Development Control Policies and Design Guidelines	1992	Standards still considered necessary and regularly used.
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 DPD incorporating IP-One Area Action Plan, and the annual monitoring of frontage information includes details of the frontages.
Hayhill Road Allotments	1997	Development has commenced at the site so a new document is not needed.
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 and the Ipswich Major Scheme.
Public Open Space	1998	Incorporated within the Core Strategy and Policies DPD.
Smart Street / Foundation Street / Lower Orwell Street area	1998	Will be assessed through the Site Allocations and Policies DPD incorporating the IP-One Area Action Plan.
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.
Henslow Road Co-op Depot	1999	Development completed at the site so a new document is not needed.
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.
Section 106 Obligations	2000	Will be partly superseded by Community Infrastructure Levy.

Appendix 4

Summary of Key Changes from the March 2011 LDS

There are five major changes between this revised version of the LDS and the previous version published in March 2011. These are:

1. Updating timetables for DPDs, particularly to reflect the fact that the Core Strategy was adopted in December 2011.
2. Adding the Core Strategy review to start in October 2012.
3. Combining the two remaining development plan documents that were going to form part of the Ipswich Local Plan – the Site Allocations and Policies DPD and the IP-One Area Action Plan.
4. Adding one SPD on Development and Flood Risk.
5. Deleting other proposed SPDs because they are no longer considered necessary.

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, particularly reflecting changes to the legislation.

More detail on these changes and the reasoning behind them can be found in Section 5 of this Local Development Scheme and within the relevant report to Ipswich Borough Council's Executive Committee on 3rd July 2012. A copy of that report can be obtained from the address on the front cover of this document, or the Council's web site 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>
Adopted		Final agreed version of a document or strategy accepted through a formal resolution.
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. Now called an Authority Monitoring Report.
Area Action Plan	AAP	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.
Authority		Organisation or body responsible for implementation of particular tasks.
Authority Monitoring Report		This is the new name for an Annual Monitoring Report. An Authority Monitoring Report does not need to be submitted to the Secretary of State.
Community Plan		'Everybody Matters' was produced in 2008 to promote and improve the 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 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.

Development Plan Document	DPD	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.
Development Plans Team		See Planning Policy.
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. EERA prepared the East of England Plan. EERA has now been abolished.
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	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.
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	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.
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 changed the planning system in the UK.
Planning Policy PP	The service within Ipswich Borough Council which is responsible for developing the local plan in Ipswich.
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.
Pre Submission Public Participation	Consultation with the general public and all those with an interest in each particular document prior to the documents 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.
Section 106 Obligations	S.106	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).
Site Allocations		Designation of land in a LDD for a particular land use (eg. Housing).
Statement of Community Involvement	SCI	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 control decisions. The SCI is not a <i>development plan document</i> 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.
Strategic Housing Land Availability Assessment	SHLAA	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.
Strategic Housing Market Assessment	SHMA	A piece of evidence required to enable local planning authorities to ensure that LDF policies help to create balanced housing markets.
Structure Plans		Part of the development plan system that existed prior to 2004, setting out strategic policy at a county level.

There are currently eight Suffolk Structure Plan policies remaining of those saved in September 2007.

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 Guidance		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.
Supplementary Planning Documents	SPD	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.
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.