

Ipswich Local Plan

Keeping you up-to-date with the Ipswich Local Plan



NEWSLETTER 11 – JUNE 2017

Ipswich Local Plan and a Call for Sites

Ipswich Borough Council adopted its new Local Plan in February 2017 following an Examination in Public by an independent Planning Inspector. The Local Plan guides development in the Borough of Ipswich for the period 2011 to 2031 and consists of the following two documents:

- Core Strategy and Policies Development Plan Document (DPD) Review; and
- Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD

However during the Local Plan Examination, the Inspector requested that the Council commence work on joint or aligned local plans with neighbouring local authorities to address the constraints to meet development needs in Ipswich Borough, due to the geographical nature of the Borough boundary. The Inspector requested the aim to have the plans adopted by 2019 to ensure a coordinated approach to meeting the housing needs within the four local authority areas of Babergh, Ipswich, Mid Suffolk and Suffolk Coastal and achieving economic growth.

The first step in the preparation of a new Local Plan is to identify potential development sites within Ipswich Borough that can assist in meeting future housing needs and supporting economic growth. Therefore, if you know of or own a site in or around Ipswich with future development potential for housing, employment, leisure, retail or another use, or may be suitable for green open space, please let Ipswich Borough Council know about it so it can be considered for a future allocation within the new Local Plan. These sites may be currently in use or they may be a vacant piece of land.

Please note that once a site is allocated for a particular use, this is then used to guide any future planning applications or development proposals. Submission of a site for consideration does not guarantee its allocation.

There is a Call for Sites Response Form (and guidance notes) on the Council's website. You should submit the form together with any other details about the site to planningpolicy@ipswich.gov.uk, or to the planning policy team at the postal address above. If you have any questions, please call 01473 432019. Forms will also be available at the locations mentioned later in this newsletter. The Call for Sites commences on Wednesday 14th June 2017 and runs for six weeks. Please submit responses to be received by **11.45pm on Wednesday 26th July 2017**.

Statement of Community Involvement Review

The Council's Statement of Community Involvement (SCI) outlines how the Council will engage with the community in the preparation of planning documents and when considering planning applications. The first SCI was adopted in September 2007, with a review adopted in March 2014. In response to operational changes in local government, the Council is reviewing how it can engage with the community in a more effective manner finding better ways to use technology to communicate planning matters.

Your views are invited on the effectiveness of techniques the Council currently uses to engage you in plan preparation and when determining planning applications.

Supplementary Planning Documents

Supplementary Planning Documents (SPDs) do not form part of the statutory development plan, but provide additional detail to policies set out in development plan documents and national policy. SPDs are material considerations in the decision-making process. The Council is seeking views on the content of the following six SPDs which it will shortly be producing.

- Low Emissions SPD, which will provide guidance on measures that can be implemented to mitigate the potentially harmful impacts of new developments (e.g. in terms of increased vehicles and congestion, or on-site heating), provide guidance on the use of planning conditions and Section 106 obligations to improve air quality and provide guidance on the requirements of air quality assessments/low emission strategies and the circumstances under which these will be required. It will also inform the emerging Air Quality Action Plan which Ipswich Borough Council will produce in order to reduce levels of pollution to an acceptable standard and at least below the national standards set in regulations, for all Air Quality Management Areas in the Borough;
- Reptile Strategy SPD, which will provide guidance on mitigating the impacts of development on reptiles;
- Parking Guidance for the IP-One Area SPD, which will set parking standards for the central part of Ipswich. Standards for the rest of Ipswich are set through the Suffolk Guidance for Parking;
- Archaeology SPD, which will provide guidance on how to use the Ipswich Urban Archaeological Database in progressing sites for development;
- Ipswich Town Centre and Waterfront Public Realm Strategy SPD which will provide a strategy for the enhancement of the public realm, primarily in the town centre and waterfront areas, and will guide the commissioning of new hard and soft landscaping works, including street furniture, street trees and paved surfacing design; and
- Recreational Avoidance and Mitigation Strategy SPD. The strategy itself provides an evidenced-based co-ordinated and consistent approach to delivering the requirements of the Appropriate Assessment of the Adopted Local Plan (2011-2031), which concluded that the Local Plans could be considered to be compliant with the Habitats Regulations if measures were secured to avoid and mitigate for the increased recreational pressures associated with new housing development. The SPD will set out how the Council will implement the strategy through the planning system and provide guidance on the use of Section 106 obligations to do this.

Further information on the background and purpose of each of these SPDs is available as part of the current consultation on the Council's website at www.ipswich.gov.uk/consultations, in Ipswich libraries, the Customer Services Centre in the Town Hall and in the reception at the Council's offices at Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE. Please note, although a similar exercise was undertaken for the Low Emissions SPD, Reptile Strategy SPD, and Parking Guidance (Standards) for the IP-One Area SPD in 2015, we would welcome any further thoughts on these.

The public consultation in respect of the Statement of Community Involvement and these supplementary planning documents runs from Wednesday 14th June 2017 until **11:45pm on Wednesday 26th July 2017**. Comments should be submitted to planningpolicy@ipswich.gov.uk or in writing to Planning Policy, Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE.

Air Quality Management Areas

The Council is also undertaking a public consultation on Proposed Changes to the Air Quality Management Areas within Ipswich, which runs from Wednesday 14th June 2017 for four weeks until **11.45pm on Wednesday 12th July 2017**. Further information can be viewed at www.ipswich.gov.uk/consultations.

Contact Details

If you have any questions about the preparation of Ipswich Local Plan documents please contact us on 01473 432019, e-mail us at planningpolicy@ipswich.gov.uk or write to the Planning and Development Operations Manager at Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE.