



IPSWICH
BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

**WEDNESDAY
11 DECEMBER 2019
ORWELL ROOM - GRAFTON HOUSE
9.30 AM**

COUNCILLORS

LABOUR

H Armitage
S Connelly
J Cook
S Gage
P Gardiner
C Jones
C Kreidewolf
B Rudkin
P Smart
B Studd

Substitutes:

K Cracknell
K E Elavalakan
T Grant
E Hughes
L Richardson
C Smart
L Trenchard

CONSERVATIVE

B Hall
E Harsant

E Phillips
R Vickery

LIBERAL DEMOCRAT

O Holmes

I Lockington

AGENDA

	PART 1
5.	PD/19/10 Planning Applications - General Information (Pages 1 - 68)

SARRETT

SHIRLEY JARLETT
MONITORING OFFICER

3 December 2019

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The information contained within these papers can be made available in alternative formats. Please use the contact details above for assistance

Ipswich Local Plan (2017)

Policy Summary



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Core Strategy Policies

Policy CS1: Sustainable Development

In Ipswich a comprehensive approach will be taken to tackling climate change and its implications through the policies of this plan.

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- **Specific policies in that Framework indicate that development should be restricted¹**

¹ *For example those policies relating to sites protected under the Birds and Habitats Directives (NPPF paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Local Green Space; and Area of Outstanding Natural Beauty; designated heritage assets and locations at risk of flooding or coastal erosion.*

Policy CS2: The Location and Nature of Development

The regeneration and sustainable growth of Ipswich will be achieved through:

- a. **Focusing new residential development and community facilities into the town centre, the Waterfront, Ipswich Village, and Ipswich Garden Suburb and into or within walking distance of the town's district centres, and supporting community development;**
- b. **Working with neighbouring authorities to address housing need within the Ipswich housing market area;**
- c. **Focusing major new retail development into the Central Shopping Area;**
- d. **Focusing new office, hotel, cultural and leisure development into Ipswich town centre;**
- e. **Directing other employment uses (B1 (except office), B2 and B8) to employment areas distributed in the outer parts of the Borough, and there will be a town centre first approach to the location of offices;**
- f. **Dispersing open space based (non-commercial) leisure uses throughout the town with preferred linkage to ecological networks and/or green corridors, and protecting the countryside from inappropriate development; and**
- g. **Development demonstrating principles of very high quality architecture and urban design and which enhances the public realm.**

A sustainable urban extension to north Ipswich is planned subject to the provision of suitable infrastructure (see policy CS10).

Major developments within the town centre, Ipswich Village, and district centres should incorporate a mix of uses to help achieve integrated, vibrant and sustainable communities. Major developments (for the purposes of this policy) are defined as commercial developments of 1,000 sq. m or more or residential developments of 10 dwellings or more. Exceptions may be made for large offices or education buildings for a known end user.

In the interests of maximising the use of previously developed land, development densities will be high in the town centre, Ipswich Village and Waterfront, medium in the rest of IP-One and in and around the district centres, and low elsewhere, where it does not compromise heritage assets and the historic character of Ipswich.

Policy CS3: IP-One Area Action Plan

The Council will prepare and implement an IP-One Area Action Plan incorporated in the Site Allocations and Policies Development Plan Document to plan for significant change in central Ipswich. The Area Action Plan will include policies which:

- a. Define the extent of the Waterfront and Ipswich Village;
- b. Allocate sites for development in IP-One
- c. Set down development principles to apply in identified opportunity areas where change will be concentrated;
- d. Define and safeguard the Education Quarter to support the development of the University of Suffolk, Suffolk New College and a new primary school;
- e. Identify heritage assets which development proposals will need to have regard to and integrate new development with the existing townscape;
- f. Define the Central Car Parking Core within which parking controls will apply;
- g. Identify where new community facilities and open space should be provided within IP-One;
- h. Provide a framework for the delivery of regeneration in IP-One and address the need for infrastructure, including the need for an additional access to the Island Site; and
- i. Provide tree-planting, urban greening schemes mindful of the ecological network to improve the street scene and permeability for wildlife throughout the town centre.

Sites and designated areas within the IP-One area will be identified on a revision of the policies map to be prepared alongside the DPD.

Policy CS4: Protecting our Assets

The Council is committed to conserving and enhancing the Borough's built, heritage, natural and geological assets.

The Council will conserve and enhance the character and appearance of conservation areas, by preparing character appraisals and using them to guide decisions about development. The Council will also conserve and enhance heritage assets within the Borough through its development management policies, the use of planning obligations to secure the enhancement and promotion of the significance of any heritage asset, the maintenance of a list of buildings and other heritage assets of local importance, and taking steps to reduce the number of heritage assets at risk.

The Council will also seek to conserve and enhance local biodiversity in accordance with the National Planning Policy Framework and national legislation by:

- a. Applying an appropriate level of protection to international and nationally designated sites and protected and priority species;**
- b. Requiring new development to incorporate provision for conserving and enhancing local biodiversity, canopy cover and geodiversity interests;**
- c. Supporting the Greenways Project;**
- d. Designating additional Local Nature Reserves where appropriate;**
- e. Preparing and implementing management plans for Council owned wildlife sites; and**
- f. Identifying an ecological network across Ipswich and linking into adjacent areas, and protecting and enhancing it in accordance with policy DM31 to maximise the benefits of ecosystem services.**

The Council will encourage the use of local reclaimed, renewable, recycled and low environmental impact materials in construction, in order to conserve finite natural resources and minimise environmental impacts. New development will also be required to minimise the amount of waste generated during construction and through the lifetime of the building.

Policy CS5: Improving Accessibility

Development should be located and designed to minimise the need to travel and to enable access safely and conveniently on foot, by bicycle and by public transport (bus and rail). This will encourage greater use of these modes. The Council will support the implementation of the Travel Ipswich scheme and will work with the Highway Authority to manage travel demand in Ipswich and in doing so will prioritise the introduction of an integrated cycle network.

Policy CS6: The Ipswich Policy Area

Ipswich Borough Council recognises the importance of joint working and the coordination of planning policies around the fringes of Ipswich. It will achieve this in a variety of ways:

- a. Joint working on Local Plan evidence gathering, monitoring and updating, to ensure a consistent approach;**
- b. The production of joint or aligned local plans; and**
- c. Joint working to develop shared approaches to delivery, such as that for strategic green infrastructure and strategic development sites.**

The preparation of joint or aligned development plan documents is to be explored, to ensure a coordinated approach to meeting the objectively assessed housing needs of the Ipswich housing market area and achieving economic growth.

Policy CS7: The Amount of New Housing Required

- a. **The Council has an interim housing target of at least 9,777 dwellings for the period 2011 – 2031. This equates to an interim annual target of at least 489 dwellings. The Council will, with its neighbours, prepare an updated Objectively Assessed Need for the Ipswich Housing Market Area and draft strategy options for the distribution of development to meet that need in the Ipswich Housing Market Area by spring 2017. The results of the joint working will take the form of a joint or aligned local plan review, supported by the production of a Suffolk-wide planning framework. Policy CS7 will be reviewed as part of this joint working.**
- b. **Due to the constrained nature of the Borough, it is currently anticipated that not significantly more than 9,777 dwellings (489 dwellings per annum) can be delivered to 2031. Based upon this capacity, the Council will secure the delivery of housing of at least 489 dwellings per year within the Borough. Since the start of the plan period 3,433 dwellings have been completed, are under construction, have planning permission or have a resolution to grant planning permission subject to a s106 agreement.**

The Council will additionally allocate land to provide for at least 5,344 dwellings (net) in the Borough, with a lower amount of 4,544 expected by 2031 to account for a long build out period for the development of the Ipswich Garden Suburb. The Ipswich Garden Suburb development will contribute significantly to meeting the housing needs of the Borough throughout the plan period. Sites are identified through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document in accordance with the spatial strategy in this Core Strategy, in addition to the land allocated at the Ipswich Garden Suburb. 1,800 dwellings are expected to be delivered on windfall sites between 2016 and 2031.

- c. **The Council is currently unable to demonstrate a five year supply against the interim housing target of at least 9,777 dwellings, in terms of paragraph 47 of the National Planning Policy Framework. In the absence of a five year supply of housing within the Borough, the Council will adopt a positive approach to appropriate new housing developments which may come forward on sites not allocated for housing in accordance with policies DM25 and DM34. Nonetheless policies that ensure well-designed dwellings which provide good living conditions for their residents remain important and will remain relevant to determining what is an appropriate housing development.**

Policy CS8: Housing Type and Tenure

The Council will plan for a mix of dwelling types to be provided, in order to achieve mixed and sustainable communities. All major schemes over 10 dwellings will be expected to provide a mix of dwelling types and sizes in accordance with the Council's Housing Needs Study and Strategic Housing Market Assessment where they remain up to date.

Exceptions to this approach will only be considered where:

- a. A different approach is demonstrated to better meet housing needs in the area; or**
- b. The site location, characteristics or sustainable design justify a different approach; or**
- c. A different approach would expedite the delivery of housing needed to meet targets and is acceptable in other planning terms.**

The Council will support Self Build, Custom Build and Co-Housing developments for residential accommodation in appropriate locations, in the interests of supporting high quality homes which meet the identified needs of the Borough.

For affordable housing provision, the most appropriate type, size and mix for each development will be guided by the Council's Affordable Housing Position Statement, where it remains up to date, and the particular characteristics of the site.

Policy CS9: Previously Developed Land (*deleted*)

This policy has been deleted.

Policy CS10: Ipswich Garden Suburb

Land at the northern fringe of Ipswich, which is referred to as Ipswich Garden Suburb, will form a key component of the supply of housing land in Ipswich during the plan period.

The site, identified on the policies map, consists of 195ha of land which will be developed comprehensively as a garden suburb of three neighbourhoods: Henley Gate neighbourhood (east of Henley Road and north of the railway line), Fonnereau neighbourhood (west of Westerfield Road and south of the railway line) and Red House neighbourhood (east of Westerfield Road). Over the plan period, the site will deliver land uses as set out below:

<u>Land use</u>	<u>Approximate area in hectares</u>
Public open space, sport and recreation facilities including dual use playing fields	40
A Country Park (additional to the public open space above)	24.5 (minimum)
Residential development of approximately 3,500 dwellings	100
A District Centre located within Fonnereau Neighbourhood, providing:	3.5
i. A maximum of 2,000 sq m net of convenience shopping, to include a medium/large supermarket between 1,000 and 1,700 sq m net;	
ii. Up to 1,220 sq m net of comparison shopping;	
iii. Up to 1,320 sq m net of services uses including non-retail Use Class A1, plus A2 to A5 uses;	
iv. A health centre;	
v. A library;	
vi. A police office;	
vii. A multi-use community centre; and	
viii. Residential accommodation in the form of appropriately designed and located upper	

floor apartments.

Two Local Centres located in Henley Gate and Red House neighbourhoods, together providing:	1.5 including 0.5ha per local centre in the Henley Gate and Red House neighbourhoods and 0.5ha within the Henley Gate neighbourhood for the country park visitor centre and community centre.
i. Up to 500 sq m net of convenience retail floorspace	
ii. Up to 600 sq m net of comparison retail floorspace; and	
iii. Up to 500 sq m net of service uses including non-retail Use Class A1, plus Classes A2 to A5; and	
iv. Community Centre use (which could include Country Park Visitor Centre use) located in Henley Gate	
A secondary school within the Red House neighbourhood with access from Westerfield Road	9
Three primary schools (one in each neighbourhood)	6
Primary road infrastructure, including a road bridge over the railway to link the Henley Gate and Fonnereau neighbourhoods	5

The broad distribution of land uses is indicated on the policies map. The detailed strategic and neighbourhood infrastructure requirements for the development are included in Table 8B in Chapter 10. Triggers for their delivery will be identified through the Ipswich Garden Suburb Infrastructure Delivery Plan.

Future planning applications for the site shall be supported by an Infrastructure Delivery Plan based on the identified infrastructure requirements set out in Table 8B. The Infrastructure Delivery Plan shall set out in detail how the proposed development and identified strategic and neighbourhood infrastructure will be sequenced and delivered within the proposed schemes.

Overall, the Council will seek 31% affordable housing at Ipswich Garden Suburb. For each individual application, the level of affordable housing should be the maximum compatible with achieving the overall target and achieving viability, as demonstrated by an up to date viability assessment which has been subject to independent review. The re-testing of the viability will occur pre-implementation of individual applications within each neighbourhood. Each phase of development will be subject to a cap of 35% affordable housing. The Council will seek a mix of affordable dwelling types, sizes and tenures in accordance with policies CS8 and CS12.

An interim supplementary planning document has been prepared, with the expectation that a final version will be adopted following adoption of this Core Strategy. The supplementary planning document (SPD) will:

- a. guide the development of the whole Ipswich Garden Suburb area;**
- b. amplify the infrastructure that developments will need to deliver on a comprehensive basis alongside new housing, including community facilities and, at an appropriate stage, the provision of a railway crossing to link potential development phases, in the interests of sustainability and integration;**
- c. identify the detailed location of a district and two local centres and other supporting infrastructure; and**
- d. provide guidance on the sequencing of housing and infrastructure delivery required for the development.**

Development proposals will be required to demonstrate that they are in accordance with the SPD. They should positively facilitate and not prejudice the development of other phases of the Ipswich Garden Suburb area and meet the overall vision for the comprehensive development of the area as set out in the SPD.

Any development will maintain an appropriate physical separation of Westerfield village from Ipswich and include green walking and cycling links to Westerfield station, and provide the opportunity for the provision of a country park as envisaged by CS16 and is more particularly identified in the SPD.

The land to the west of Tuddenham Road north of the railway line is allocated for the replacement playing fields necessary to enable development of the Ipswich School playing field site as part of the Garden Suburb development.

Policy CS11: Gypsy and Traveller Accommodation

Provision will be found within the Ipswich Policy Area for additional permanent pitches to meet the need for 24 permanent pitches to 2031, as identified through the Gypsy and Travellers Accommodation Assessment and projected forward to 2031.

Applications for the provision of permanent pitches will be considered against the following criteria:

- a. The existing level of local provision and need for sites;
- b. The availability (or lack) of alternative accommodation for the applicants; and
- c. Other personal circumstances of the applicant, including the proposed occupants must meet the definition of Gypsy or Traveller.

Sites for additional Gypsy and Traveller pitches will be assessed against the following criteria.

- a. The site should be located:
 - i. where it would be well served by the road network; and
 - ii. preferably within 1km of basic services including the public transport network.
- b. The site should be:
 - i. accessible safely on foot, by cycle and by vehicle;
 - ii. large enough to allow business activities to be carried out;
 - iii. free from flood risk and significant contamination;
 - iv. safe and free from pollution;
 - v. capable of being cost effectively drained and serviced, including with waste disposal and recycling facilities;
 - vi. proportionate in size to any nearby settlements, to support community cohesion; and
 - vii. where possible, located on previously developed land.
- c. The site should not have a significant adverse impact on:
 - i. the residential amenity of immediate or close neighbours;
 - ii. the appearance and character of the open countryside;
 - iii. sites designated to protect their nature conservation, ecological networks, geological or landscape qualities;
 - iv. heritage assets including their setting; and
 - v. the physical and social infrastructure of local settlements.

Site identification will be carried out in consultation with the Gypsy and Traveller and settled communities. Site size and design will be in accordance with government guidance.

The Council will work with Suffolk County Council and neighbouring authorities to develop a South Suffolk transit (short stay) site between Ipswich and Felixstowe.

The needs of travelling showpeople will be kept under review. Applications for new sites will be assessed against criteria a. to c. above.

Sites currently used by Gypsies and Travellers are identified on the policies map and are protected for that use.

Policy CS12: Affordable Housing

The Council will seek to ensure that a choice of homes is available to meet identified affordable housing needs in Ipswich. Outside the Ipswich Garden Suburb, this will be achieved by requiring new developments of 15 dwellings or more (or on sites of 0.5ha or more) to provide for at least 15% on-site affordable housing by number of dwellings. At least 80% of affordable housing provision shall consist of affordable rented homes or homes for social rent.

The Council will only consider reducing the requirement for the proportion of affordable housing on a particular development site, or amending the tenure mix to include more intermediate housing, where:

- a. Alternative provision is outlined by the applicant within a site-specific viability assessment (using a recognised toolkit) and the conclusions are accepted by the Council; or
- b. An accepted independent review of development viability finds that alternative provision on viability grounds is justifiable; and
- c. The resultant affordable housing provision would ensure that the proposed development is considered sustainable in social terms through its delivery of housing integration, with particular regard to meeting the identified need for small family dwellings where these can reasonably be integrated into the scheme.

The presumption will be in favour of on-site provision rather than the payment of commuted sums in lieu of provision. Affordable housing should be integrated into developments and should not be readily distinguishable from market housing.

Policy CS13: Planning for Jobs Growth

The Council will promote sustainable economic growth in the Ipswich Policy Area, with a focus on the delivery of jobs within the Borough. It will encourage the provision of approximately 12,500 jobs in the Borough between 2011 and 2031 by:

- a. allocating at least 35ha of land for employment development (in Use Classes B1, B2 and B8) and appropriate employment-generating sui generis uses through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document;
- b. protecting land for employment uses in existing employment areas defined on the policies map;
- c. allocating land for other employment-generating uses including education, leisure, tourism and hospitality, and retail, through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document;
- d. supporting the growth of the University of Suffolk and Suffolk New College in order to raise skills and qualifications levels in the workforce; and
- e. taking a lead with local partners to ensure that coordinated action is taken to encourage sustainable economic growth and protect local jobs, and by drawing up a delivery plan with local partners to ensure these aims are implemented.

Policy CS14: Retail Development and Main Town Centre Uses

The Council will promote high quality investment and development in Ipswich Central Shopping Area, to maintain and enhance its attraction and market share, and strengthen its regional role. In the district centres and local centres, the Council will encourage retail development of a scale appropriate to their size, function and catchment.

Through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document, the Council extends the Central Shopping Area to include the Westgate quarter and allocates a site for retail development within it. This will enable the delivery of additional floorspace to diversify the retail offer. As part of the review of the plan, a floorspace requirement for future retail provision will be set and, if necessary, further allocations will be made through a future Site Allocations DPD. In the interim period proposals for retail development over 200 sq m net on sites allocated for other uses will be considered against policy SP1 and on other sites outside the Central Shopping Area and defined district or local centres against policy DM23. Retail development of less than 200 sq m net will be permitted subject to compliance with other policies of the plan.

The Council will direct other town centre uses including offices, leisure, arts, culture, tourism and hotel developments into an extended town centre area, with some provision being appropriate in the CSA and Waterfront, in recognition of the area's good accessibility by public transport, cycle and foot.

The Council will also promote environmental enhancements and urban greening to the town centre and improved public transport accessibility.

Policy CS15: Education Provision

The Council will continue to support the development of educational facilities at Suffolk New College and the University of Suffolk. Land for the further development of these facilities will be identified and safeguarded for education use through the Site Allocations and Policies (Incorporating IP-One Area Action Plan) Development Plan Document.

The Council supports the upgrading of education facilities and will seek to ensure that community access to school facilities is maximised. Should school facilities become redundant, any application for a non-community use will need to be supported by evidence that the facility and site is no longer needed for community uses.

New primary school provision will be needed to meet the demands of growth. Sites for new or extended primary schools in Ipswich will be identified through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.

Any additional nursery and children's centre provision will be encouraged to locate within or adjacent to District and Local Centres or co-located within schools in order to facilitate linked trips by parents. Where land is available, this would also apply to schools. The sustainable location of such facilities so that they are accessible by walking, cycling or public transport will be a requirement.

Education needs associated with development at the Ipswich Garden Suburb are identified, a secondary school site allocated and broad locations for primary schools safeguarded through policy CS10 of this plan and the policies map. The sports facilities associated with the secondary school will be required to be made available for dual use by the community.

Policy CS16: Green Infrastructure, Sport and Recreation

The Council will safeguard, protect and enhance biodiversity and the environment by working in partnership with others to ensure that our parks and open spaces are well designed, well managed, safe and freely accessible, encouraging use and benefitting the whole community. The Council will enhance and extend the ecological network and green corridors, open spaces, sport and recreation facilities for the benefit of biodiversity, people and the management of local flood risk. It will do this by:

- a. requiring all developments to contribute to the provision of open space necessary for that development according to the Borough's standards, identified strategic needs and existing deficits in an area;
- b. requiring major new developments to include on-site public open spaces and wildlife habitat. On-site provision must create a network or corridor with existing green infrastructure where such an ecological network or green corridor exists beyond the site boundaries;
- c. supporting proposals or activities that protect, enhance or extend open spaces and sport and recreation facilities;
- d. working with partners to prepare and implement management plans for green spaces, including visitor management plans for key parts of European sites within the Suffolk Coast and Heaths AONB to be completed by 2015, and a plan for Orwell Country Park that will result in a reduced impact upon birds in the Orwell Estuary;
- e. supporting the Greenways Project in working with communities and volunteers to manage green corridors in Ipswich;
- f. support the enhancement of canopy cover and ecological networks;
- g. working with partners to improve green infrastructure provision and link radial ecological networks and green corridors with a publicly accessible green rim around Ipswich;
- h. working with partners to ensure the provision of a new country park and visitor centre within the Ipswich Garden Suburb, and an extension to Orwell Country Park and possible provision of a visitor facility there subject to assessing its impacts on the Special Protection Area;
- i. promoting improved access to existing facilities where appropriate; and
- j. reviewing the town's estate of sports facilities to consider how they can best meet the needs of a growing population.

Policies in this plan and the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document identify existing, new and proposed open spaces, sport and recreation facilities, green corridors and networks and allocate sites for new open spaces and facilities.

Policy CS17: Delivering Infrastructure

The Council will require all developments to meet the on- and off-site infrastructure requirements needed to support the development and mitigate the impact of the development on the existing community and environment.

Each development will be expected to meet site related infrastructure needs. Where the provision of new, or the improvement or extension of existing, off-site infrastructure is needed to support a new development or mitigate its impacts, and it is not anticipated that the infrastructure will be provided through CIL, the development will be required to contribute proportionately through a Section 106 Agreement commuted sum, or other mechanism as agreed with the Council.

Section 106 Agreements will apply to all major developments and some minor developments but may be varied according to:

- a. the scale and nature of the development and its demonstrated viability; and
- b. whether or not a planning obligation meets all of the statutory reasons ('tests') for granting planning permission.

The broad categories of infrastructure to be secured or financed from new developments are as follows and detailed further in Appendix 5:

1. highways and transport;
2. childcare, early years and education;
3. health and emergency services;
4. environment and conservation;
5. community and cultural facilities including heritage and archaeology;
6. sport and recreation;
7. economic development; and
8. utilities.

Key strategic infrastructure requirements needed to deliver the objectives of the Core Strategy include the following (not in priority order):

- Ipswich flood defences;
- sustainable transport measures e.g. the Ipswich Major Scheme 'Travel Ipswich' and accessibility improvements between the Central Shopping Area, Waterfront and railway station;
- measures to increase and maximise east-west capacity in the public transport system to ease congestion;
- strategic education provision of new schools;
- strategic green infrastructure including a country park;
- sports and leisure facilities serving the whole Borough;
- community facilities including GP surgeries and health centres;
- water management infrastructure;
- new primary electricity substation in Turret Lane; and
- town centre environmental enhancements.

There will be specific requirements linked to the Ipswich Garden Suburb that will be identified in the Ipswich Garden Suburb supplementary planning document that has been prepared in advance of any development taking place there.

The Council will seek contributions to ensure that the mitigation measures identified in the Habitats Regulations Assessment and in the Recreational Avoidance and Mitigation Strategy can be addressed and delivered, including for any measures not classified as infrastructure.

Policy CS18: Strategic Flood Defence

The Council will continue to work with partners to implement the Ipswich Flood Defence Management Strategy as a key piece of infrastructure needed to support regeneration in Ipswich.

This policy links closely with policy CS17, as the flood defences are a key piece of strategic infrastructure needed to enable the continued growth and regeneration of the town.

Policy CS19: Provision of Health Services

The Council supports the bringing together of health sector facilities onto the Heath Road Hospital site.

Proposals for development at Heath Road shall be accompanied by a strategy that includes a satisfactory travel plan and measures to address local car parking issues.

In the case of the St Clement's Hospital site, the Council is satisfied that part of the site is no longer needed for health facilities, subject to related health facilities being acceptably relocated first. A detailed site allocation for alternative use on 11.85ha of the site will be made in the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.

Proposals to develop additional, new local health facilities such as GP surgeries will be acceptable provided that they are located in or adjacent to the town centre or a district or local centre. Exceptions will only be permitted where the applicant can demonstrate to the Council's satisfaction that the location would be fully accessible by all modes of transport, and would serve the patients or fill a gap in existing provision more effectively than any other better located and realistically available site.

Policy CS20: Key Transport Proposals

The Council supports measures to improve sustainable travel options, including the Travel Ipswich scheme, which aims to reduce dependency on the private car by 15% within the lifetime of the Plan. This will improve bus station provision, passenger information, shuttle bus provision and pedestrian links between the Central Shopping Area, the railway station and Waterfront.

The Council also supports the completion of the upgrading of the Felixstowe to Nuneaton rail line.

In the short term the Council will look to close the Waterfront Northern Quays route to general traffic, maintaining access only for pick up/drop off and the shuttle bus.

The Council will support further measures to facilitate cycling and walking in the Borough, as detailed through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.

Development Management Policies

Policy DM1: Sustainable Design and Construction

New development shall be required to achieve a high standard of environmental sustainability. This will be achieved by the following standards:

- a. New build residential development should achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L); and**
- b. New build residential development should meet water efficiency standards of 110 litres/person/day.**

Development will also be expected to incorporate sustainable drainage and water efficiency measures as required by DM4.

The above standards should be achieved as a minimum unless, in exceptional circumstances, it can be clearly demonstrated that this is either not feasible or not viable.

The Council will also encourage non-residential development of 500 sq m and above to achieve a minimum of BREEAM Very Good standard or equivalent.

Policy DM2: Decentralised Renewable or Low Carbon Energy

All new build development of 10 or more dwellings or in excess of 1,000 sq. m of other residential or non-residential floorspace shall provide at least 15% of their energy requirements from decentralised and renewable or low-carbon sources. If it can be clearly demonstrated that this is not either feasible or viable, the alternative of reduced provision and/or equivalent carbon reduction in the form of additional energy efficiency measures will be required. The design of development should allow for the development of feed in tariffs.

Policy DM3: Provision of Private Outdoor Amenity Space in New and Existing Developments

To ensure that new residential developments deliver a suitably high quality and environmentally sustainable living environment all such developments will be required to incorporate well designed and located private outdoor amenity space of an appropriate type and amount. Provision will be in accordance with the following standards unless this would unavoidably conflict with the need to meet other density and urban design requirements of the plan or an applicant is able to demonstrate that a lower figure would be acceptable having regard to the particular circumstances of the proposals. In all cases applicants will be expected to demonstrate that adequate provision of private outdoor amenity space will be provided for the likely occupancy of the proposed dwellings.

For all houses, bungalows, or ground floor maisonettes with 3 or more bedrooms a minimum private garden area of 75 sq. m.

For all houses, bungalows, or ground floor maisonettes with 1 or 2 bedrooms a minimum private garden area of 50 sq. m.

For all apartments or upper floor maisonettes an average of 25 sq. m of private outdoor amenity space.

All private gardens and other outdoor amenity spaces should be safely accessible to occupants, designed to take advantage of sunlight and daylight and provide a functional space having regard to the mix of housing/types to be provided. In this regard the principles within the Space and Design Guidelines SPD should be applied.

Policy DM4: Development and Flood Risk

Development will only be approved where it can be demonstrated that the proposal satisfies all the following criteria:

- a. it does not increase the overall risk of all forms of flooding in the area or elsewhere through the layout and form of the development and appropriate application of Sustainable Drainage Systems (SuDS);**
- b. it will be adequately protected from flooding in accordance with adopted standards wherever practicable;**
- c. it is and will remain safe for people for the lifetime of the development; and**

it includes water efficiency measures such as rainwater harvesting, or use of local land drainage water where practicable.

Policy DM5: Design and Character

The Council will require all new development to be well designed and sustainable. In Ipswich this will mean:

- a. layouts and designs that provide a safe, attractive, permeable, legible and useable public realm for all users, which is pedestrian and cycle orientated;
- b. areas which function well and where possible integrate residential, working and community environments and fit well with adjoining areas;
- c. the promotion of safe and secure communities;
- d. greener streets and spaces to contribute to local biodiversity, visual amenity, and health and well-being, and offset the impacts of climate change;
- e. protecting and enhancing the special character and distinctiveness of Ipswich, including significant views that are recognised as being important and worth protecting, the setting of any nearby listed buildings, and helping to reinforce the attractive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene;
- f. developments that exhibit good architectural quality, are sustainable and accessible and are designed for long life by being capable of adaptation to accommodate changing needs and uses over time;
- g. ensuring that new development incorporates cycle and waste storage, public transport infrastructure and car parking if appropriate, all designed and integrated in a way that supports the street scene and safeguards amenity;
- h. new buildings in or around Air Quality Management Areas will be designed so that their size and layout will preferably reduce, and at the very least not increase, localised retention of polluting emissions, and will include ventilation systems that protect the health of users of the buildings; and
- i. provision of public art where this would be required to enhance the public realm and/or reinforce a sense of place, which may include new installations where this would be commensurate to the scale and type of development or otherwise take the form of bespoke paving, street furniture and landscaping.

Design that is considered not to adequately meet all these criteria will be refused.

In new residential development of 10 or more dwellings, 25% of new dwellings will be required to be built to Building Regulations standard M4(2). The Council will consider waiving or reducing the requirement where the circumstances of the proposal, site or other planning considerations mean it is not possible to accommodate the requirement and/or in cases where the requirement would render the development unviable.

Policy DM6: Tall Buildings

Planning permission for tall buildings will be granted within the arc of land to the south-west of the town centre in the vicinity of Civic Drive and the Northern Quays of the Waterfront, providing that the design of any proposed building satisfactorily addresses all of the following criteria:

- a. relationship to context;
- b. relationship to transport infrastructure;
- c. achieving a building of the highest architectural quality;
- d. sustainable design and construction;
- e. the credibility of the design in technical and financial terms;
- f. the contribution the building will make to public space and facilities;
- g. the effect on the local environment including microclimate;
- h. the contribution the development will make to the permeability of the site and the wider area;
- i. the provision of a well planned external and internal environment; and
- j. the effect of the building in terms of its silhouette and impact on strategic views, with particular reference to conservation areas listed buildings and other heritage assets, and the wooded skyline visible from and towards central Ipswich.

In other locations within the Borough proposals for tall buildings may exceptionally be considered to be appropriate if it can be demonstrated satisfactorily that they satisfy criteria a. to j. of the policy and would not harm the character and appearance of the area.

Policy DM7: Public Art (deleted)

This Policy has been deleted.

Policy DM8: Heritage Assets and Conservation

a. Designated and Non-designated Assets

In considering proposals for external or internal alterations and extensions to a listed building, the Council will seek to ensure that this would enhance the character, features and setting of the building and resist development that would adversely affect its significance.

An application for the change in the use of a listed building will only be permitted if the applicant can demonstrate that the use proposed and any consequent alterations will not be detrimental to the structure, character, appearance or setting of the building. Applications that provide insufficient information to assess the impact of alterations associated with the proposed change of use will be refused.

The Council will resist the demolition or partial demolition of designated heritage assets leading to substantial harm, as outlined in the National Planning Policy Framework. In relation to less than substantial harm to designated assets, and in relation to any harm caused to non-designated assets, the Council will have regard to the scale of any harm or loss and the significance of the heritage asset.

The Council will seek the preservation of scheduled monuments, registered parks and gardens and other remains of national importance and their settings, in a manner appropriate to their significance.

b. Conservation Areas

The Council will seek to protect and enhance the character and appearance of conservation areas through adopted Conservation Area Appraisals and Management Plans. These will be used to inform the Council's decisions when assessing the impact of proposals for planning permission.

The position, height, mass and materials of a proposed building or extension, and the design of the space and landscaping around it, shall pay regard to the character of adjoining buildings and the area as a whole.

The Council will seek to ensure that proposed changes of use within or adjacent to conservation areas would not detract from the character and appearance of the designation, which should include sympathetic alterations and additions to facades that are visible from the public domain and the retention of any existing features of special architectural merit.

New shopfronts in conservation areas should be constructed from high quality materials and respect the character and appearance of the building and street scene into which it is installed.

Planning applications that seek permission to demolish a building or structure within a conservation area will be determined in accordance with the requirements of the National Planning Policy Framework.

c. Archaeology

Development will not be permitted which may disturb remains below ground, unless the proposal is supported by an appropriate assessment of the archaeological significance of the site and, if necessary, a programme of archaeological investigation in accordance with that assessment. Such assessments should be proportionate to the importance of the site. Sites within the Area of Archaeological Importance are highly likely to contain significant archaeology.

Planning permission will not be granted if the remains identified are of sufficient importance to be preserved in situ and cannot be so preserved in the context of the development proposed, taking account of the necessary construction techniques to be used.

Where archaeological potential is identified but there is no overriding case for any remains to be preserved in situ, development which would destroy or disturb potential remains will be permitted, subject to an appropriate programme of archaeological investigation, recording, reporting and archiving.

d. Climate Change

Proposals that aim to mitigate the effects of climate change should in the first instance explore all opportunities of enhancing energy efficiency and forms of providing renewable energy without harming the significance of heritage assets. Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change will be weighed against the likely harm to the heritage asset.

Policy DM9: Buildings and Structures of Townscape Interest

There is a presumption in favour of retaining and repairing buildings and structures of local townscape interest. Proposals involving the loss of such buildings or structures will only be permitted if it can be demonstrated by thorough analysis in the Design and Access Statement that the replacement building(s) or structure(s) is of an equal or higher standard of design and incorporates sustainability features.

Policy DM10: Protection of Trees and Hedgerows

The Council will protect and ensure the care of trees and increase canopy cover in the interests of amenity and biodiversity by:

- a. making Tree Preservation Orders;
- b. in relation to applications for works to trees, only granting consent for felling, topping, lopping or uprooting if a sound arboricultural reason is provided;
- c. adhering to the principles of BS3998 'Tree work – Recommendations' 2010 for established tree management options (including soil care and tree felling);
- d. refusing planning permission for development resulting in the loss or deterioration of aged or veteran trees found outside ancient woodland unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- e. encouraging tree planting to help achieve a target of 22% canopy cover by 2050.

Applications for development should retain existing trees and hedgerows of amenity or biodiversity value where possible. Where development affecting trees or hedgerows is proposed, the application must be accompanied by:

- f. an accurate survey and assessment of all existing trees and hedgerows on site in accordance with BS5837 'Trees in relation to design, demolition and construction – Recommendations)' 2012 by a competent arborist; and
- g. details of protective measures to be put in place during the development process to ensure the health and safety of each specimen and hedgerow to be retained; and
- h. where removal of a mature tree is proposed, a plan for replacement planting on a two for one basis and using semi-mature specimens, unless otherwise agreed by the Council.

Design in new development should have proper regard to the setting of protected trees. Landscaping and tree planting should be integrated into new development.

Policy DM11: Central Ipswich Skyline (*deleted*)

This policy has been deleted.

Policy DM12: Extensions to Dwellinghouses and the Provision of Ancillary Buildings

An extension to a dwellinghouse or the erection of a building within a residential curtilage that would be used for an incidental purpose will be permitted provided that it:

- a. would not result in more than approximately 50% of the useable private garden area of the original dwellinghouse being occupied by buildings;**
- b. does not lead to the creation of a terracing effect where there are not already terraces;**
- c. does not detract from the amenity of neighbouring residents, particularly in terms of privacy, light or overbearing impact; and**
- d. in the case of extensions or large buildings, it is designed to be in keeping with the original dwellinghouse and does not have an adverse visual impact within the immediate street scene.**

In addition to the above criteria, development that would provide for a residential annex will be permitted where this:

- e. is an extension that would be subordinate in scale to the main residence and capable of being integrated into the main dwellinghouse once the dependency need has ceased;**
- f. could not be accessed separately from the main dwelling unless required by Building Regulations; and**
- g. would have shared vehicular access and garden(s).**

Policy DM13: Small Scale Infill and Backland Residential Developments

Proposals for small scale residential development involving infill, backland or severance plots will not be permitted unless the development:

- a. is sited in a location where it would not be disturbed by other land uses;**
- b. establishes a safe and secure environment;**
- c. protects the setting of existing buildings and the character and appearance of the area;**
- d. protects the amenity of neighbouring residents, particularly in terms of loss of privacy or light, or overbearing impact;**
- e. has safe and convenient access; and**
- f. has secure and lit bicycle storage and facilities for the storage of refuse, recycling and garden waste containers.**

Policy DM14: The Subdivision of Family Dwellings

Development involving the conversion of houses into flats, bedsits or houses in multiple occupation will be permitted provided that it:

- a. provides sufficient car parking in accordance with the standards, secure and lit bicycle storage, amenity space and refuse, recycling and garden waste container storage is provided for each unit;
- b. incorporates a convenient principal entrance door for each unit of accommodation and provides an appropriate standard of residential accommodation;
- c. would not lead to an overload of flats, bedsits or houses in multiple occupation in a particular area causing unacceptable levels of traffic congestion or activity;
- d. would not lead to detriment to a listed building and/or conservation area;
- e. would not lead to detriment of the amenity of neighbouring residents though careful consideration of internal layouts; and
- f. would not result in the conversion of small or modest sized family houses containing 3 bedrooms or fewer or having a floorspace of less than 100 sq.m.

Policy DM15: Travel Demand Management (*deleted*)

This policy has been deleted.

Policy DM16: Sustainable Transport Modes (deleted)

This policy has been deleted.

Policy DM17: Transport and Access in New Developments

To promote sustainable growth in Ipswich and reduce the impact of traffic congestion, new development shall:

- a. not result in a severe adverse impact on rights of way or the local road network in respect of traffic capacity, highway safety;
- b. not result in a significant impact on air quality or an Air Quality Management Area;
- c. incorporate electric vehicle charging points and a car club scheme, or if not viable the infrastructure to secure their future delivery, where this would be consistent with the scale and location of the development;
- d. promote pedestrian and cycle accessibility to and permeability within the site, ensuring that any new routes are coherent and in accordance with the design principles of policy DM5;
- e. provide high quality, secure cycle storage, and in non-residential developments of more than 1,000 sq. m or where more than 50 people will be employed, high quality shower facilities and lockers; and
- f. have safe and convenient access to public transport within 400m, and facilitate its use through the provision of services, infrastructure and/or tickets where required.

Applicants will be required to demonstrate how any adverse transport impacts would be acceptably managed and mitigated.

Policy DM18: Car and Cycle Parking

The Council will require adopted standards of car and cycle parking to be complied with in all new development (except in the IP-One area), and will expect parking to be fully integrated into the design of the scheme to provide secure and convenient facilities and create a safe and attractive environment. The Council will also require the provision of secure cycle parking in any new car parks in the town.

Cycle parking across the Borough is required to be secure, sheltered, conveniently located, adequately lit, step-free and accessible.

Outside the IP-One area, car parking must be designed so as not to dominate the development or street scene or to result in the inefficient use of land.

There will be reduced maximum standards of car parking provision for residential development within the IP-One Area, which has frequent and extensive public transport networks, and easy access to a wide range of employment, shopping, and other facilities.

A central car parking core will be defined in the town centre, through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document. Within the central car parking core, only operational car parking will be permitted in connection with non-residential development, so that the stock of long-stay parking is not increased. New, non-residential long-stay car parks will not be permitted.

Policy DM19: Cycle Parking (*deleted*)

This policy has been deleted.

Policy DM20: The Central Shopping Area

The Council will support the town's vitality and viability by promoting and enhancing appropriate development in the Central Shopping Area.

The Central Shopping Area comprises the Primary, Secondary and Specialist Shopping Frontage Zones, which are defined on the IP-One Area inset map. A site identified as suitable for major retail investment will be allocated in the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.

Class A1 retail use should remain the predominant use at all times in the Central Shopping Area, to ensure the strategic retail function of Ipswich is maintained. A2-A5 uses and other main town centre uses will also be supported in the Secondary and Specialist Shopping Frontage Zones, provided the overall percentage of the frontage does not exceed the levels specified and accords with the criteria set out below. A1-A5 uses and other main town centre uses are defined in the Glossary.

- a. **Primary Shopping Frontage Zone – A2-A4 uses, betting shops and payday loan shops will be permitted where they will not exceed 15% of a group of identified ground floor frontages and ground and first floor frontages in the Buttermarket and Tower Ramparts Shopping Centres and the site is not adjacent to an existing non-A1 use within the same Use Class as the proposal. A5 uses will not be permitted.**
- b. **Secondary Shopping Frontage Zone – A2-A5 uses, betting shops and payday loan shops and other main town centre uses will be permitted where they will not exceed 25% of a group of identified ground floor frontages, and provided the proposal does not create a concentration of more than 30 metres of non-A1 frontage, and the site is not adjacent to an existing non-A1 use within the same Use Class as the proposal. Of this 25%, no more than 10% of the total identified ground floor frontage will be permitted for A4 or A5 uses.**
- c. **Specialist Shopping Frontage Zone – A2-A5 uses, betting shops and payday loan shops and other main town centre uses will be permitted where they will not exceed 40% of a group of identified ground floor frontages. Of this 40%, no more than 35% of the total identified ground floor frontage will be permitted for A2, A4 or A5 uses.**

A3, A4 and A5 uses and other main town centre uses will only be permitted where they have no detrimental effect on the amenities of nearby residential accommodation in terms of noise, fumes, smell, litter and general activity generated from the use and retain an active frontage.

Mixed use development, including B1 office, A2 financial and professional services, C3 housing, and C1 hotel or any combination of these uses will be supported in the Central Shopping Area, provided there is a ground floor use in accordance with the above.

The Council will not grant planning permission for the use of a ground floor unit to a use falling outside classes A1 to A5 in Primary Shopping Frontage Zones and outside A1 to A5 and other main town centre uses in Secondary Shopping Frontage Zones.

The Council is planning to redevelop the Cornhill. When applying frontage policies in this area any redevelopment proposal would be taken into account.

The Council also supports the retention of the open market.

Policy DM21: District and Local Centres

The Council will support the retention and provision of local shops and community facilities within defined District and Local Centres. The Centres are defined on the policies map and IP-One Area inset policies map.

Within the defined District and Local Centres:

- a. proposals for the provision of additional shops or extensions to existing shops will be permitted provided they are of a scale appropriate to the centre. The requirements of the National Planning Policy Framework (NPPF) should be satisfied;
- b. proposals for change of use from A1 to A2-A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre, including launderettes, will be permitted where they will not exceed 40% of the total identified ground floor frontage, provided the identified shopping frontage or the shopping character and range of shops is not unacceptably diminished. No more than 20% of the total identified ground floor frontage will be permitted for A4 or A5 uses;
- c. proposals for the change of use of ground floor units to community facilities will be permitted provided that:
 - i. satisfactory vehicular access and car parking can be provided;
 - ii. in the case of a vacant unit, the unit has suffered from a clearly demonstrated long-term vacancy for a period of at least 12 months. A marketing strategy for the unit must be agreed with the Local Planning Authority prior to its implementation and the agreed strategy implemented for a minimum period of 12 months prior to applying for planning permission for change of use or redevelopment. Any such application must be accompanied by an independent appraisal of the economic viability of the facility in its current use; and
 - iii. the physical treatment of the unit minimises the problem of dead frontages or is appropriate to the proposed use.
- d. Residential uses will not be permitted on ground floor unless it has been clearly demonstrated the unit has suffered from long term vacancy for at least 12 months and none of the uses stated in paragraphs a, b and c are suitable, viable or deliverable.

Outside District Centres but within a 400m straight line distance of the centre the provision of community facilities will be permitted provided the facility:

- e. is appropriate in scale and supports the needs of the adjacent residential area;
- f. is accessible to all sectors of the community; and
- g. offers satisfactory vehicular access and car parking space in accordance with the Council's standards.

One new District Centre is proposed within the plan period at Sproughton Road. This centre will provide retail units and community facilities of a scale appropriate to serve its catchment area. Development of the Ipswich Garden Suburb in accordance with

policy CS10 will require the provision of a new District Centre and two new local centres.

Policy DM22: Town Centre Uses Outside the Central Shopping Area

Within the Town Centre, which is defined on the IP-One Area inset policies map, but outside the Central Shopping Area, the development of non-retail town centre uses, including leisure, recreation, culture and tourism uses, will be permitted. This area must be considered before edge or out of centre locations for these town centre uses. B1 office uses and mixed use schemes including housing will also be encouraged in the town centre, however industrial uses (B-Class uses excluding offices) will not be permitted.

Policy DM23: Retail Proposals Outside Defined Centres

Retail proposals for more than 200 sq. m net floorspace in locations outside defined centres will only be permitted if the proposal can be demonstrated to be acceptable under the terms of the National Planning Policy Framework (NPPF), particularly in terms of:

- a. the appropriate scale of development;
- b. the sequential approach;
- c. avoiding significant adverse impact on existing defined Centres; and
- d. accessibility by a choice of means of transport.

Policy DM24: Affordable Housing (deleted)

This policy has been deleted.

Policy DM25: Protection of Employment Land

The Employment Areas are defined on the policies map and the IP-One Area inset policies map and listed below:

1. Ipswich Business Park, north of Whitton Lane;
2. White House Industrial Estate, White House Road;
3. Knightsdale Road / Wharfedale Road;
4. Boss Hall Industrial Estate;
5. Hadleigh Road Industrial Estate, including Elton Park;
6. Land south of London Road / east of Scrivener Drive;
7. Civic Drive / Princes Street / Russell Road / Portman Road;
8. Felaw maltings / IP-City Centre;
9. Riverside Industrial Park and the West Bank area;
10. Cavendish Street;
11. Holywells Close and Holywells Road;
12. Cliff Quay/Sandy Hill Lane / Greenwich Business Park / Landseer Road area;
13. Wright Road / Cobham Road;
14. The Drift / Leslie Road / Nacton Road;
15. Ransomes Europark;
16. Airport Farm Kennels, south of Ravenswood; and
17. Futura Park, Nacton Road.

The defined Employment Areas will be safeguarded for employment and ancillary uses. Employment uses are defined as:

- i. B1 Business, B2 General Industry or B8 Storage and Distribution, as defined by the Use Classes Order 1987 (as amended), with a town centre first approach to the location of offices; and
- ii. appropriate employment-generating sui generis uses.

Small scale services specifically provided for the benefit of businesses based, or workers employed, within the Employment Area will also be permitted where:

- a. there is no reasonable prospect of the site being re-used for employment purposes over the plan period; and
- b. the proposed use is compatible with the surrounding uses.

In the case of Starter Homes, these would only be permitted in Employment Areas where:

- c. there is no demand for continued use of the site for employment or commercial purposes as demonstrated by a marketing programme; and
- d. if the site is allocated for employment or commercial uses, it is demonstrated that there is no reasonable prospect of the site being used for the allocated use, or other uses as detailed under the terms of this policy, during plan period; and
- e. housing would be compatible with existing and planned surrounding uses.

Outside the defined Employment Areas, the conversion, change of use or redevelopment of sites and premises in employment use to non-employment uses will only be permitted where:

- f. there is no reasonable prospect of the site being re-used for employment purposes over the plan period; or**
- g. the proposed use is residential and it can be acceptably accommodated, would make more effective use of the site and would not harm the economic development strategy of the plan; and**
- h. in relation to f. and g., the proposed use is compatible with the surrounding uses and is an appropriate use for the site.**

Policy DM26: Protection of Amenity

Planning permission for any development (including change of use) will not be permitted where it would likely cause material nuisance to the proposed, existing and / or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

Development which could itself be significantly adversely affected by the conduct of established or potentially noisy or polluting uses nearby will not be permitted.

Exceptions will only be made where satisfactory mitigation measures can be secured through the use of planning conditions or Section 106 Agreements.

Policy DM27: Non-residential Uses in Residential Areas

Non-residential uses in residential areas will be permitted where the proposed development:

- a. would not involve the loss of a dwelling unless the use provides a necessary community facility or would have significant benefits to the local economy;**
- b. is compatible with the size and scale of housing in the surrounding area and would not have a harmful effect on residential amenity through traffic generation or general activity as a result of excessive numbers of people calling at the premises throughout the day and night; and**
- c. can be satisfactorily accessed and serviced.**

Policy DM28: Protection of Open Space, Sport and Recreation Facilities

Development involving the loss of open space, sports or recreation facilities will only be permitted if:

- a. the site or facility is surplus in terms of all the functions an open space can perform, and is of low value and poor quality, as shown by the Ipswich Open Space, Sport and Recreation Facilities Study 2009 and subsequent update; or
- b. alternative and improved provision would be made in a location well related to the users of the existing facility; or
- c. the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss.

Policy DM29: Provision of New Open Spaces, Sport and Recreation Facilities

The Council will ensure that public open spaces and sport and recreation facilities are provided through new developments to meet the needs of their occupiers and, where appropriate, contributions are provided to strategic accessible natural greenspace.

In all new residential developments of 15 dwellings or more (or on sites of 0.5ha or more), at least 10% of the site area, or 15% in high density residential developments, should consist of on-site green space that is usable by the public, which will contribute to meeting the overall requirement. Where possible, public green spaces should be well overlooked, and the provision within large-scale developments should be distributed throughout the site.

These developments would also be expected to mitigate their own impact through the provision of the various open space and facility typologies identified in Appendix 6. Where the need for provision is triggered, there will be a presumption in favour of on-site provision. Where this is not practicable or the Council prefers enhancement opportunities at existing facilities, or the area generated by applying the standard is smaller than the Council's minimum size, then an in lieu contribution to new or existing off-site provision should be secured through a planning obligation. There may be circumstances where development would more suitably accommodate greater provision of one typology at the expense of another. Such circumstances will be considered on their merits.

Where the quantity standard for a typology would not meet the minimum size threshold, a qualitative assessment of existing provision within the Appendix 6 accessibility standard distance from the site (480m or 720m) should be made to determine whether an enhancement opportunity exists. Where a reasonable improvement can be identified, a contribution should be secured where this would be necessary to make the development acceptable.

The effect of on-site provision and/or off-site enhancements on development viability will also be a consideration, although the resultant provision to account for this must not be at a level that the development would not be deemed sustainable in either social or environmental terms.

One-for-one replacement dwellings will be exempt from the requirements of the policy, because they are likely to have a minimal impact on the overall requirement. In addition, standards for children's and young people's facilities will be not be applied to elderly persons' accommodation and nursing homes. On small, high density infill developments of 15 to 40 dwellings, the requirement for 15% on-site open space provision will be applied flexibly where it can be demonstrated that compliance would reduce the number of dwellings that can be delivered.

For non-residential developments of 1,000 sq. m floor space or more, the provision of or a contribution to public open spaces and outdoor sports facilities will be negotiated on a case-by-case basis.

Policy DM30: The Density of Residential Development

The density of new housing development in Ipswich will be as follows:

- a. within the town centre, Ipswich Village and Waterfront, development will be expected to achieve a high density of at least 90 dwellings per hectare (dph);
- b. within the remainder of IP-One, District Centres and an 800m area around District Centres, development will be expected to achieve a medium density of at least 40 dph (the average will be taken as 45 dph); and
- c. elsewhere in Ipswich, low-density development will be required (the average will be taken as 35 dph).

Exceptions to this approach will only be considered where:

- d. the site location, characteristics, constraints or sustainable design justify a different approach; or
- e. a different approach is demonstrated to better meet all housing needs in the area.
- f. To ensure that dwellings, and especially flats, provide versatile and attractive living space that appeals to a wide audience and is therefore more sustainable in changing market conditions, the Council will require developers to meet the Nationally Described Space Standards set out in Technical Housing Standards – Nationally Described Space Standard (Communities and Local Government, 2015) unless it can be demonstrated that it would not be viable.

Policy DM31: The Natural Environment

All development is expected to incorporate measures to enhance conditions for biodiversity within and around the development.

Proposals which would lead to an adverse effect on the integrity of a European protected site, either alone or in combination with other proposals, will not be permitted unless imperative reasons of over-riding public interest exist in line with the provisions of the European Habitats Directive.

Sites of Special Scientific Interest will be protected from development, which directly or indirectly would have an adverse effect on their natural value. An exception would only be made where proposed development:

- a. could not be located on an alternative site that would cause less harm,
- b. would deliver benefits that clearly outweigh the impacts on the site's special interest and on the national network of such sites, and
- c. would compensate for the loss of natural capital.

Development will be required to conserve the nature conservation and geodiversity interest of County Wildlife Sites, Local Wildlife Sites, RIGS and County Geodiversity Sites identified on the policies map, and protected and priority species and habitats, by controlling the type and intensity of development. Proposals which would result in significant harm or net loss to biodiversity, having appropriate regard to the 'mitigation hierarchy', will not normally be permitted. Enhancements for protected sites and protected and priority species will be expected where possible.

The Council will seek to establish and enhance an ecological network across the Borough as identified on Plan 5. The designated sites referred to within the paragraphs above are rank 1 and 2 core areas. Within the remaining core areas of the ecological network and the corridors which link them, development proposals will be required to have regard to existing habitat features and the wildlife corridor function, through their design and layout, and achieve net biodiversity gains commensurate with the scale of the proposal, through measures such as retaining existing habitat features, habitat restoration or re-creation and comprehensive landscaping, which is appropriate to local wildlife. Development which would fragment the corridor function will not be permitted unless there is adequate mitigation.

Within the buffer zones around core areas and corridors, development will be encouraged to enhance the ecological network where possible, through measures such as wildlife beneficial landscaping.

Development proposals should particularly seek to protect and enhance Suffolk Biodiversity Action Plan species and habitats present or potentially present within the Borough.

Planning permission will be refused for development which would result in the loss or deterioration of ancient woodlands or veteran trees unless the need for, and benefits of, the development clearly outweigh the loss.

Where appropriate, new tree planting will be encouraged within landscaping schemes to increase the Borough's tree canopy cover. Soft landscaping shall include plants which encourage biodiversity, such as nectar rich plants.

Policy DM32: Protection and Provision of Community Facilities

The Council will work with partners to ensure that a range of local community facilities is made available and retained to meet local needs. Where possible and appropriate, opportunities will be taken to provide shared space for the delivery of community services.

The redevelopment or change of use of community facilities will only be permitted where the applicant can demonstrate to the Council's satisfaction that the facility is genuinely redundant and surplus to current and future requirements, or where appropriate alternative provision is proposed or available within a reasonable distance.

Having regard to public houses, a marketing strategy for the public house must be agreed with the Local Planning Authority prior to its implementation and the agreed strategy implemented for a minimum period of 12 months prior to applying for planning permission for change of use or redevelopment. Any such application must be accompanied by an independent appraisal of the economic viability of the facility in its current use. The independent assessor should be appointed by the Council in agreement with the applicant, and the assessment carried at the applicant's expense.

Policy DM33: Green Corridors

The Council will seek to establish and enhance green corridors within the Borough and linking to adjacent open spaces and walking, cycling or riding routes.

Green corridors are identified broadly on Plan 6 in the following locations:

- a. Between Bramford Lane Allotments and Whitton Sports Centre playing fields and grounds, Whitton Church Lane and adjoining countryside;**
- b. Between Christchurch Park, the Dales, playing fields north of Whitton Church Lane and adjacent countryside;**
- c. Between Christchurch Park, the Fonnereau Way, green infrastructure within the Ipswich Garden Suburb development area and open countryside beyond;**
- d. Between the Cemetery, Playing Fields at Tuddenham Road and adjacent countryside;**
- e. Between Woodbridge Road and Bixley Heath via St Clement's Hospital grounds;**
- f. Between Alexandra Park and Orwell Country Park and surrounding countryside via Holywells Park, Landseer Park and Pipers Vale;**
- g. Between the Gipping Valley path near Station Bridge and Belstead Brook Park and adjacent countryside via Bourne Park;**
- h. Between Gippeswyk Park, Belstead Brook Park and adjoining countryside;**
- i. Between Gippeswyk Park, Chantry Park and adjacent countryside; and**
- j. Between the Wet Dock and Sroughton Millennium Green and adjacent countryside along the river corridor.**

The River Orwell is also identified along its navigable length within the Borough.

Development within the green corridors identified on Plan 6 will be expected to maintain, and where possible enhance, the corridor's amenity, recreational and green transport functions. The Council will seek to establish attractive green links and to provide for public access wherever safe and practicable.

Development proposals which relate closely to river banks will be required to provide for the improvement of public pedestrian and cycle paths along the site boundary relating to the river where appropriate and should enhance its appearance.

Opportunities will be sought to link existing green corridors into a more continuous network through the layout of new development, the provision of new open spaces or public realm improvement.

The Council will seek to establish and extend a publicly accessible green rim around the edge of the Borough as illustrated on Plan 6 in order to address the need within the Borough for access to Natural and Semi Natural Greenspace. The green rim will provide an ecological corridor and a recreational resource for people to use. Development at the edge of the built up area will be required to provide links within the green rim as part of their on-site open space provision.

Policy DM34: Countryside

Within the countryside defined on the policies map, development will only be permitted if it:

- a. respects the character of the countryside; and
- b. maintains separation between Ipswich and surrounding settlements; and
- c. does not result in isolated dwellings; and
- d. contributes to the green rim and other strategic walking and cycling routes and wildlife corridors where appropriate.

Major development in the countryside will only be permitted if it satisfies a. to d. above and:

- e. is necessary to support a sustainable rural business including tourism, or
- f. is a recreational use of land which retains its open character; or
- g. is major residential development.

In the case of the AONB, major development will only be permitted in exceptional circumstances in accordance with NPPF paragraph 116. The landscape and scenic beauty of the AONB should be conserved.