

IPSWICH BOROUGH COUNCIL LOCAL PLAN

CORE STRATEGY AND POLICIES DEVELOPMENT PLAN
DOCUMENT REVIEW

POLICY SUMMARY



IPSWICH
BOROUGH COUNCIL

ADOPTED 23 MARCH 2022
www.ipswich.gov.uk

Contents

Please note that the following policies below should be read in conjunction with their supporting text which is designed to assist in the interpretation of its related policy. This is available to view on the Council's website at www.ipswich.gov.uk/services/ipswich-local-plan

Ipswich Strategic Planning Area

- Policy ISPA1 - Growth in the Ipswich Strategic Planning Area 4
- Policy ISPA2 - Strategic Infrastructure Priorities 4
- Policy ISPA3 - Cross-boundary Mitigation of Effects on Protected Habitats and Species 5
- Policy ISPA4 - Cross-boundary Working to Deliver Sites 5

Core Strategy

- Policy CS1 - Sustainable Development 7
- Policy CS2 - The Location and Nature of Development 7
- Policy CS3 - IP-One Area Action Plan 8
- Policy CS4 - Protecting our Assets 9
- Policy CS5 - Improving Accessibility 10
- Policy CS7 - The Amount of New Housing Required 11
- Policy CS8 - Housing Type and Tenure 11
- Policy CS10 - Ipswich Garden Suburb 12
- Policy CS11 - Gypsy and Traveller Accommodation 14
- Policy CS12 - Affordable Housing 15
- Policy CS13 - Planning for Jobs Growth 16
- Policy CS14 - Retail Development and Main Town Centre Uses 16
- Policy CS15 - Education Provision 17
- Policy CS16 - Green Infrastructure, Sport and Recreation 18
- Policy CS17 - Delivering Infrastructure 19
- Policy CS18 - Strategic Flood Defence 20
- Policy CS19 - Provision of Health Services 20
- Policy CS20 - Key Transport Proposals 20

Development Management

- Policy DM1 - Sustainable Construction 22
- Policy DM2 - Decentralised Renewable or Low Carbon Energy 22
- Policy DM3 - Air Quality 22
- Policy DM4 - Development and Flood Risk 23
- Policy DM5 - Protection of Open Spaces, Sports and Recreation Facilities 24
- Policy DM6 - Provision of New Open Spaces, Sports and Recreation Facilities 24
- Policy DM7 - Provision of Private Outdoor Amenity Space in New and Existing Developments 25
- Policy DM8 - The Natural Environment 25
- Policy DM9 - Protection of Trees and Hedgerows 27
- Policy DM10 - Green and Blue Corridors 28
- Policy DM11 – Countryside 29
- Policy DM12 - Design and Character 29

• Policy DM13 - Built Heritage and Conservation	30
• Policy DM14 - Archaeology	32
• Policy DM15 - Tall Buildings	33
• Policy DM16 - Extensions to Dwellings and the Provision of Ancillary Buildings	34
• Policy DM17 - Small Scale Infill and Backland Residential Developments	34
• Policy DM18 – Amenity	35
• Policy DM19 - The Subdivision of Family Dwellings	35
• Policy DM20 - Houses in Multiple Occupation	36
• Policy DM21 - Transport and Access in New Developments	36
• Policy DM22 - Car and Cycle Parking in New Development	38
• Policy DM23 - The Density of Residential Development	38
• Policy DM24 - Protection and Provision of Community Facilities	39
• Policy DM25 - Shopfront Design	40
• Policy DM26 - Advertisements	40
• Policy DM27 - The Central Shopping Area	41
• Policy DM28 - Arts, Culture and Tourism	42
• Policy DM29 - The Evening and Night-time Economy	42
• Policy DM30 - District and Local Centres	43
• Policy DM31 - Town Centre Uses Outside the Central Shopping Area	44
• Policy DM32 - Retail Proposals Outside Defined Centres	44
• Policy DM33 - Protection of Employment Land	44
• Policy DM34 - Delivery and Expansion of Digital Communications Networks	45

Ipswich Strategic Planning Area Policies

Policy ISPA1 Growth in the Ipswich Strategic Planning Area

Ipswich will continue to play a key role in the economic growth of the Ipswich Strategic Planning Area (ISPA), whilst enhancing quality of life and protecting high quality environments. Over the period 2018-2036, the Ipswich Borough Council Local Plan will contribute to:

- a) The creation of at least 9,500 jobs through the provision of at least 23.2ha of employment land within Ipswich to contribute towards the Ipswich Functional Economic Area;
- b) The collective delivery of at least 34,200 dwellings across the Ipswich Housing Market Area 2018-36; and
- c) Supporting the continued role of Ipswich as County Town.

The Council will work actively with the other local planning authorities in the ISPA and with Suffolk County Council to co-ordinate the delivery of development and in monitoring and reviewing evidence as necessary.

Policy ISPA2 Strategic Infrastructure Priorities

The Council will work with partners such as the other local planning authorities in the ISPA, Suffolk County Council, Clinical Commissioning Groups, utilities companies, Highways England and Network Rail in supporting and enabling the delivery of key strategic infrastructure, and in particular the timely delivery of:

- a) A12 improvements;
- b) A14 improvements;
- c) Sustainable transport measures in Ipswich;
- d) Improved cycle and walking routes;
- e) Appropriate education provision to meet needs resulting from growth;
- f) Appropriate health and leisure provision to meet needs resulting from growth;
- g) Appropriate provisions to meet the needs of the police; community cohesion and community safety;
- h) Green infrastructure and Suitable Alternative Natural Greenspace (SANG);
- i) Improvements to water supply, foul sewerage and sewage treatment capacity; and
- j) Provision of appropriate digital telecommunications to provide mobile, broadband and radio signal for residents and businesses.

The Council also supports work to investigate the provision of increased capacity on railway lines for freight and passenger traffic, but these are not measures needed to enable the delivery of growth proposed through this Local Plan.

Policy ISPA3: Cross-boundary mitigation of effects on Protected Habitats and Species

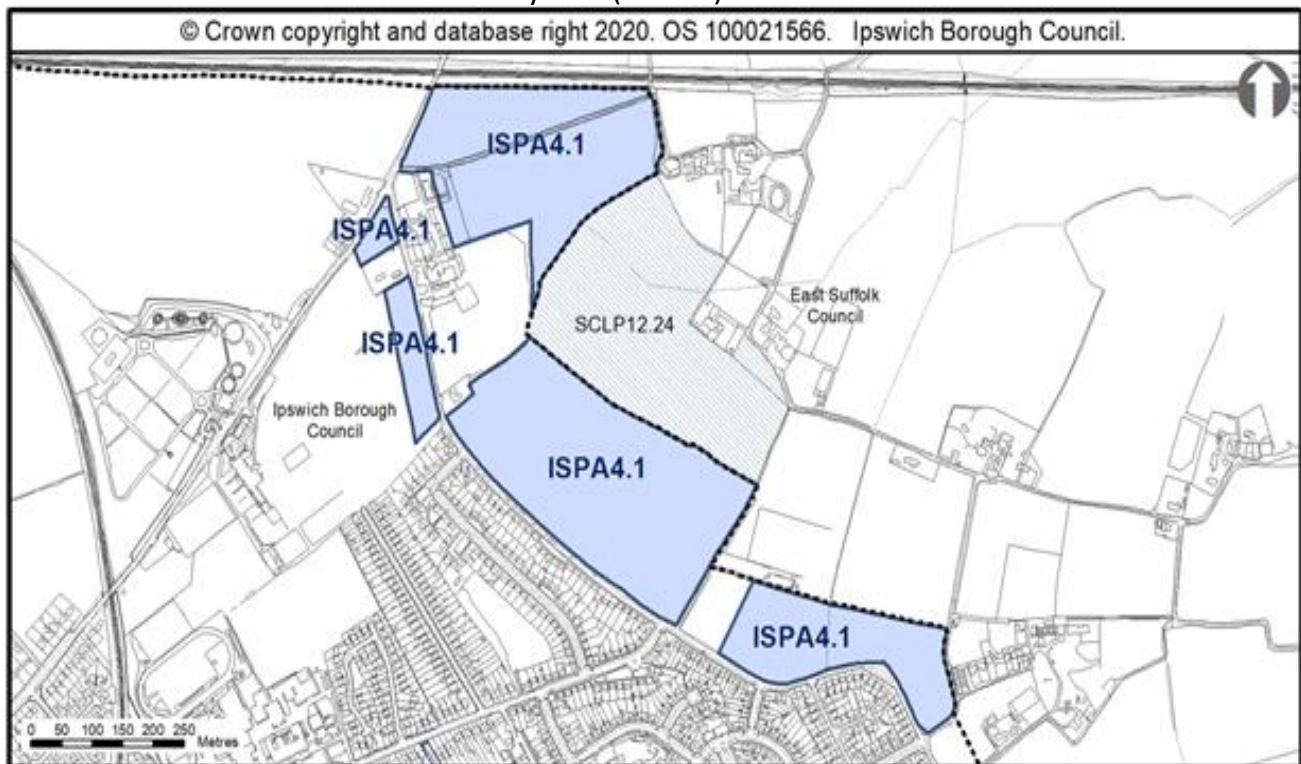
The Council will continue to work with other authorities to address the requirements of the Recreational Disturbance Avoidance and Mitigation Strategy and implementation of mitigation measures for the benefit of the European protected sites across the Ipswich Strategic Planning Area.

The Council will continue to work with other authorities over the plan period to ensure that the strategy and mitigation measures are kept under review in partnership with Natural England and other stakeholders.

Policy ISPA4: Cross Boundary Working to Deliver Sites

Ipswich Borough Council will work with neighbouring authorities to master plan and deliver appropriate residential development and associated infrastructure on identified sites within the Borough but adjacent to the boundary where cross boundary work is needed to bring forward development in a coordinated and comprehensive manner.

Land at the Northern end of Humber Doucy Lane (ISPA4.1)



23.28ha of land at the northern end of Humber Doucy Lane, identified on the Policies Map as ISPA4.1, is allocated for 449 dwellings and associated infrastructure to come forward in conjunction with land allocated in Policy SCLP12.24 of the Suffolk Coastal Local Plan in East Suffolk as a cross boundary site. 60% of the site within Ipswich Borough is allocated for housing and 40% is allocated for secondary uses, comprising open space and other green and community infrastructure.

Development will be planned and comprehensively delivered through master planning of the site, including the allocation of land in East Suffolk, to be undertaken jointly with East Suffolk Council and the landowner.

Development will be expected to comply with the following criteria:

- a) Delivery of a high-quality design in compliance with Policy DM12, including at least 30% affordable housing (unless viability assessment shows otherwise) in accordance with Policies CS8 and CS12. The mix and tenure types of housing will be determined through the master planning process;

- b) Development must respect the maintenance of separation between Ipswich and surrounding settlements which is important to the character of the area. This should be achieved by the effective use of green infrastructure to create a transition between the new development/Ipswich urban edge and the more rural landscape character of East Suffolk;
- c) The settings of the grade II Listed Westerfield House Hotel, Allens House, Laceys Farmhouse, and the Garden Store north of Villa Farmhouse must be preserved or enhanced as part of any future development of the site. Development must also have regard to its impact on the significance of non-designated heritage assets identified in the Heritage Impact Assessment (HIA) (September 2020). An archaeological assessment is also required. Any future planning applications will require an HIA demonstrating how the effects on heritage assets are taken into account and mitigated;
- d) A site specific Flood Risk Assessment will be required;
- e) Rows of trees covered by Tree Preservation Orders (TPOs) along the boundary with Westerfield House should be preserved unless there are overriding reasons for their removal;
- f) Current infrastructure requirements are as follows (subject to any additional infrastructure that may be identified as part of the planning application process):
 - i. Primary school places and an early years setting to meet the need created by the development;
 - ii. Replacement sports facilities if required to comply with policy DM5, other open space in compliance with the Council's Open Space Standards set out in Appendix 3 of the Core Strategy DPD and links to the Ipswich 'green trail' walking and cycling route around the edge of Ipswich;
 - iii. A project level Habitat Regulations Assessment will be required and Suitable Alternative Natural Greenspace (SANGs);
 - iv. Landscaping and development proposals must take account of the Ipswich Wildlife Audit (2019) recommendations for the site, contribute positively to the enhancement of strategic green infrastructure both on and off the site in its vicinity as appropriate, include a 10% biodiversity net gain, and provide a soft edge to the urban area where it meets the countryside;
 - v. Transport measures including:
 - highway and junction improvements on Humber Doucy Lane and Tuddenham Road;
 - walking and cycling infrastructure to link the site to key social and economic destinations including the town centre, and local services and facilities;
 - public transport enhancements; and
 - appropriate transport mitigation measures that arise from demand created by the development, in line with the ISPA Transport Mitigation Strategy;
 - vi. Development will need to be phased and delivered in coordination with the delivery of the Ipswich Garden Suburb to ensure sufficient primary school capacity is provided to meet demand generated from the strategic allocation at the northern end of Humber Doucy Lane;
 - vii. The development will be triggered by the ability to provide the necessary primary school capacity on the Red House element of Ipswich Garden Suburb or an agreement between the landowner and Suffolk County Council, as the Education Authority, to provide a primary school on the Humber Doucy Lane development;
 - viii. As part of the master planning work, the opportunity for the provision of convenience retail on site should be assessed in order to reduce travel demand, taking into account any effects on the viability of existing local retail facilities; and
 - ix. A financial contribution to off-site healthcare facilities.

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. In particular, developers should address the requirements set out in Local Plan Policies: CS2(h); CS5; CD16; DM1; DM2; DM4; DM5; DM6; DM9; DM12; and DM21 in order to comply with Objective 4 of the Core Strategy.

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 and jointly with applicants 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.

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, Portman Quarter, and Ipswich Garden Suburb and into or within walking distance of the town's district centres, and supporting community development;
- b) Allocating sites for future development at the northern end of Humber Doucy Lane for housing and associated infrastructure, appropriately phased with the delivery of the Ipswich Garden Suburb and its associated infrastructure, and working with East Suffolk Council to master plan development and ensure a comprehensive approach to its planning and delivery (see Policy ISPA4);
- c) Working with neighbouring authorities to address housing need and delivery within the Ipswich housing market area;
- d) Focusing major new retail development into the Central Shopping Area with smaller sites identified in District Centres;
- e) Focusing new office, hotel, cultural and leisure development into Ipswich Town Centre;
- f) Directing other employment uses (E(g) (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;
- g) Dispersing open space based (non-commercial) leisure uses throughout the town with preferred linkage to ecological networks and/or green and blue corridors, and protecting the countryside from inappropriate development in accordance with DM11; and

- h) Development demonstrating principles of high quality architecture and urban design and which enhances the public realm, ensures the security and safety of residents and is resilient to climate change.

A sustainable urban extension to north Ipswich will be delivered subject to the provision of suitable infrastructure (see Policy CS10 – Ipswich Garden Suburb).

Major developments within the Town Centre, Portman Quarter, Waterfront 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, or for residential use where this would itself diversify the land use mix provided by surrounding buildings and complies with other policies of the plan.

In the interests of maximising the use of previously developed land, residential development densities will be high in the Town Centre, Portman Quarter and Waterfront, medium in the rest of IP-One and in and around the District Centres, and low elsewhere, provided that in all areas it respects and responds positively to the heritage assets and the historic character of Ipswich. Further detail on the Council's approach to density is set out in Policy DM23 The Density of Residential Development.

POLICY CS3: IP-ONE AREA ACTION PLAN

The Council has prepared and is implementing an IP-One Area Action Plan incorporated in the Site Allocations and Policies Development Plan Document, to plan for significant change in central Ipswich and help to deliver the Ipswich Vision. The Area Action Plan includes policies which:

- a) Define the extent of the Waterfront and the Portman Quarter and set out policy for development within them;
- b) Allocate sites for development in IP-One;
- c) Set down development principles which will be applied to new development within the Opportunity Areas identified on the IP-One Area Action Plan Inset Policies Map, unless evidence submitted with applications indicates that a different approach better delivers the plan objectives;
- d) Define and safeguard the Education Quarter to support the development of the University of Suffolk and Suffolk New College;
- 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 and 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 are identified on the IP-One Area Action Plan Inset Policies Map.

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 promote the enjoyment of, the historic environment. To this end, it will:

- i. conserve and enhance the character and appearance of conservation areas, by preparing and reviewing where necessary character appraisals and using them to guide decisions about development;
- ii. review the extent of conservation areas and designate any new areas or amend boundaries as appropriate;
- iii. conserve and enhance heritage assets within the Borough through the development management policies in this plan, the use of planning obligations to secure the enhancement and promotion of the significance of any heritage asset, the maintenance of a list of heritage assets of local importance, such as buildings or parks, and taking steps to reduce the number of heritage assets at risk;
- iv. Promote local distinctiveness and heritage assets through the publication and review of Supplementary Planning Documents (SPDs) including the Ipswich Urban Character SPD and the Development and Archaeology SPD; and
- v. Recognise the wider role heritage can play in regeneration, as a cultural, educational, economic and social resource.

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

- a) Applying full protection to international, national and local designated sites and protected and priority species;
- b) Requiring new development to incorporate provision for protecting and enhancing geodiversity interest and provide biodiversity net gain that is proportion to the scale and nature of the proposal. Reference should be made to the information and recommendations of the Wildlife Audit in relation to any proposals on, or that may affect, sites identified within it;
- c) Avoiding the loss of ancient woodland and ancient or veteran trees in accordance with national policy, and requiring new development to plant the veteran trees of the future using appropriate native species of local provenance;
- d) Supporting and securely funding the Greenways Project;
- e) Designating additional Local Nature Reserves where appropriate;

- f) Preparing and implementing management plans for Council owned wildlife sites;
- g) Identifying, protecting and enhancing an ecological network across Ipswich linking into adjacent areas, in accordance with Policy DM8, maximising the benefits to the local ecosystem and providing biodiversity net gains beyond the level anticipated through the scale of development proposed;
- h) Conserving and enhancing the natural beauty and special qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and requiring development to respond to local landscape sensitivity;
- i) Preventing the spread of non-native invasive species by ensuring that an appropriate biosecurity proposal is adopted; and
- j) Protecting and enhancing valued soils.

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 enable access safely and conveniently on foot, by bicycle and by public transport (bus and rail). This will encourage greater use of these modes. Transport Statements and Assessments should test the impact of development proposals on modal shift across the wider network and should demonstrate that they will support the achievement of at least a 15% modal shift, in accordance with the ISPA Transport Mitigation Strategy. The Council will work with the Highway Authority including through the Local Transport Plan and the Suffolk County Council Transport Mitigation Strategy, to manage travel demand in Ipswich and maximise sustainable transport solutions and in doing so will prioritise the development of an integrated cycle network.

The Council will support the expansion of electronic communications networks throughout the plan area as a means to support economic growth and enable home working, and thus reduce the need to travel.

The Council also recognises that some journeys will need to be made by car. The vitality and viability of the Town Centre depends on people being able to access it by a variety of modes. This will be managed through policies for car parking.

The Council will work with partners to promote the inclusive and age-friendly design of buildings, public spaces, highways and transport infrastructure.

POLICY CS7: THE AMOUNT OF NEW HOUSING REQUIRED

- a) The Council has a housing requirement of at least 8,280 dwellings for the period 2018 – 2036. This equates to an annual average of at least 460 dwellings.
- b) The Council will secure the delivery of at least 460 dwellings per year as an average across the plan period to meet need arising from Ipswich. At 1st April 2020, 644 dwellings had been completed since the start of the plan period, and 3,205 dwellings (discounted figure) were under construction, had planning permission or a resolution to grant planning permission subject to a s106 agreement within the Borough.

The Council will additionally allocate land to provide for at least 4,431 dwellings (net) in the Borough. 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 Review in accordance with the spatial strategy in this Core Strategy, in addition to the land allocated at the Ipswich Garden Suburb and the northern end of Humber Doucy Lane. 650 dwellings are expected to be delivered on windfall sites between 2023 and 2036 at a rate of 50 per year. The housing land supply for the plan period will consist of:

Housing Land Supply

Ipswich Garden Suburb (3,500 minus 205 completions expected late 2036 and 1,915 granted planning permission in January 2020)	1,380
Northern end of Humber Doucy Lane allocated through Policy ISPA4	449
Site Allocations through policies in the SAP and AAP	2,880
Sub-total	4,709
Windfall sites 2023 – 2036 @ 50 p.a.	650
Total	5,359

- c) In accordance with the Planning Practice Guidance, the housing requirement will be stepped to reflect the period when delivery at the strategic site of Ipswich Garden Suburb is expected to take place. From 2024 to 2036, completions at Ipswich Garden Suburb will meet a significant proportion of the annual housing requirement. Delivery will also take place at the northern end of Humber Doucy Lane, appropriately phased with the delivery of the Ipswich Garden Suburb and its associated infrastructure. The housing requirement will be stepped as follows:

April 2018 – March 2024 300 p.a. x 6 years = 1800
April 2024 – March 2036 540 p.a. x 12 years = 6480

In order to boost delivery in Ipswich, the land supply will include a contingency of at least 10% over the housing requirement of 8280 dwellings. This excludes the Opportunity Sites identified through Policy SP29.

POLICY CS8: HOUSING TYPE AND TENURE

The Council will plan for a mix of dwelling types to be provided, in order to achieve strong, vibrant and healthy communities. All major schemes of 10 dwellings or more will be expected to provide a mix of dwelling types and sizes.

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.

In considering the most appropriate mix of homes by size and type for major residential development proposals, the Council will take a flexible approach taking into account needs identified through the current Ipswich Strategic Housing Market Assessment, and any other evidence of local needs supported by the Council and the policies of this plan.

Over the plan period, the Council will seek to secure a diverse range of housing tenures in the market and affordable sectors, to support the creation of mixed and balanced communities. Overall provision should meet the needs identified through the Ipswich Strategic Housing Market Assessment, where it remains up to date, and any other evidence of local needs supported by the Council. Affordable housing provision within market housing schemes will be made in accordance with Policy CS12.

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.

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. In considering major development applications, the Council will consider the currently applicable Self Build Register and whether provision should be included within the development.

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:

Land use	Approximate area in hectares
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 (of which at least 3,295 dwellings would be within the plan period)	100
A District Centre located within Fonnereau Neighbourhood,	3.5

providing:

- a) 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;
- b) Up to 1,220 sq m net of comparison shopping;
- c) Up to 1,320 sq m net of services uses to include only restaurants, cafes, offices, public house and hot food takeaway uses;
- d) Healthcare provision;
- e) A library;
- f) A police office;
- g) A multi-use community centre; and
- h) 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:

- i) Up to 500 sq m net of convenience retail floorspace
- j) Up to 600 sq m net of comparison retail floorspace; and
- k) Up to 500 sq m net of service uses to include only restaurants, cafes, offices, public house and hot food takeaway uses; and
- l) Community Centre use (which could include Country Park Visitor Centre use) located in Henley Gate

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.

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 Ipswich Garden Suburb Supplementary Planning Document (SPD) has been adopted, which will:

- i) guide the development of the whole Ipswich Garden Suburb area;
- ii) 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;
- iii) guide the detailed location of a district and two local centres and other supporting infrastructure; and
- iv) provide guidance on the sequencing of housing and infrastructure delivery required for the development.

Development proposals will be required to demonstrate how they have had regard to the principles, objectives and vision of the adopted 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 Policy 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 made within Ipswich Borough for land to meet the need for 13 permanent pitches for Gypsy and Traveller accommodation from 2021 to 2036, as identified through the Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment 2017, updated to reflect changes in need and provision at 2020.

The existing sites currently providing pitches for Gypsies and Travellers at West Meadows and Henniker Road are identified on the Policies Map and are protected for that use.

Two extensions to the existing West Meadows Gypsy and Traveller site are allocated, as shown on the Policies Map:

- IP400a - an extension is proposed to the west of the existing site (0.38ha); and
- IP400b - to the east of the existing site (0.12ha)

These will ensure that the pitch requirements to meet the needs of Gypsies and Travellers in the period 2021-2036 can be met and that the site as a whole can meet Government design requirements and expectations. Sufficient land will therefore be available at the West Meadows site to accommodate the need for 13 additional pitches to the end of the plan period and to provide some additional flexibility if demand for additional pitches changes over the plan period.

However, provision of smaller sites for family groups better meets the identified needs of Gypsies and the travelling community in Ipswich. This is the preferred option, to ensure greater social cohesion with the settled community. It is anticipated that such sites will be delivered through working closely with the gypsy and travelling community to bring forward appropriate planning applications.

Applications for the provision of permanent pitches from or on behalf of persons meeting the definition of Gypsy or Traveller will be supported subject to satisfying the criteria below:

- a) The site should be located:
 - i. where it would be well served by the road network; and
 - ii. where it would be well related to basic services including the public transport network
- b) The site should be:
 - i. accessible safely on foot, by cycle and by vehicle;
 - ii. free from flood risk and significant contamination;
 - iii. safe and free from pollution;
 - iv. capable of being cost effectively drained and serviced, including with waste disposal and recycling facilities;
 - v. proportionate in size to any nearby settlements, to support community cohesion; and
 - vi. 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 infrastructure and services 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 other local authorities in Suffolk to deliver identified needs for short stay stopping sites within Suffolk.

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 and the northern end of Humber Doucy Lane, this will be achieved by requiring major 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. The requirement for affordable housing does not apply to developments composed of 65% or more flats on brownfield sites.

At least 60% of affordable housing provision shall consist of affordable housing for rent including social rent and the remainder affordable home ownership.

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 affordable home ownership, in accordance with national policy or 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.

Affordable housing is defined in Appendix 4 of this document.

POLICY CS13: PLANNING FOR JOBS GROWTH

The Council will promote sustainable economic growth in the Ipswich Strategic Planning Area, with a focus on the delivery of jobs within the Borough. It will encourage the provision of approximately 9,500 jobs in the Borough between 2018 and 2036 by:

- a) allocating a range and choice of sites amounting to at least 23.2ha of land for employment development (in Use Classes E(g), B2 and B8) through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document Review. Conditions to prevent changes of use from employment uses to non-employment uses in Use Class E(g) may be applied to permissions where this is necessary and reasonable in line with national policy;
- b) protecting land for employment uses in existing employment areas defined on the Policies Map, including the function and strategic role of the port to Ipswich;
- 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 Review;
- d) supporting the continued 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, through implementing local and sub-regional economic strategies

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.

The Council has allocated land for 10,000 sq.m net of new comparison retail floorspace up to 2031, in accordance with the national requirement to allocate suitable sites in town centres to meet likely need looking at least ten years ahead. This reflects the Ipswich Vision Strategy for the Town Centre, the scale of housing growth set out in the plan, latest household projections and the most up-to-date evidence and monitoring of market conditions and the changing nature of the high street. The Council will review retail need within five years to ensure that this approach best supports the success of the Town Centre. The need for convenience floorspace over the same period will be met by the new District Centre at Ipswich Garden Suburb allocated through Policy CS10.

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 Review, the Council has:

- amended the Central Shopping Area and frontage zones to deliver flexibility;
- strengthened north-south connectivity through the Town Centre; and
- allocated sites within defined centres for retail development.

This will enable the delivery of additional floorspace to diversify the retail offer.

The Council will direct other town centre uses including offices, leisure, arts, culture, tourism and hotel developments into the town centre area, with some provision being appropriate in the Central Shopping Area 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 through the Public Realm Strategy Supplementary Planning Document 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 Review.

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 Review. Development adjacent to existing schools should not compromise the ability of schools to expand to an appropriate size in future.

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, blue corridors, open spaces and 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 in accordance with Policy DM6;
- b) requiring major new developments to include usable 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, including water and river-based activities;
- d) working with partners to prepare, implement and monitor the Recreational Disturbance Avoidance and Mitigation Strategy and other strategies and management plans for green spaces, including an Orwell Country Park management plan, 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 trail around Ipswich;
- h) working with strategic partners and developers to ensure the provision of a new country park and visitor centre within the Ipswich Garden Suburb, and an extension to Orwell Country Park;
- i) promoting improved access to existing facilities where appropriate;
- j) reviewing the Town's estate of sports facilities to consider how they can best meet the needs of a growing population; and
- k) working with local police and community partners to ensure that appropriate opportunities to design out crime have been taken prior to the commencement of any project and as part of the on-going management of any open spaces, sport or recreational facilities.

Policies in this plan and the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document Review 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 and in order to meet the requirements of Policy CS5 in relation to wider modal shift objectives, development proposals will include off-site works or financial contributions towards delivery of sustainable transport improvements. 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 2:

- i. highways and transport, including measures to achieve modal shift;
- ii. childcare, early years and education;
- iii. health including acute care and emergency services;
- iv. environment and conservation;
- v. community and cultural facilities including heritage and archaeology;
- vi. sport and recreation;
- vii. economic development; and
- viii. utilities.

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

- ix. Ipswich flood defences;
- x. sustainable transport measures and accessibility improvements between the Central Shopping Area, Waterfront and railway station;
- xi. measures to increase and maximise east-west capacity in the public transport system to ease congestion;
- xii. strategic education provision of new schools;
- xiii. strategic green infrastructure including a country park;
- xiv. sports and leisure facilities serving the whole Borough;
- xv. community facilities including GP surgeries, health centres and key acute
- xvi. inpatient and outpatient facilities;
- xvii. water management infrastructure;
- xviii. new primary electricity substation in Turret Lane;
- xix. town centre environmental enhancements; and
- xx. ultrafast broadband and the opportunity for full fibre broadband to the premises (FTTP).

There are specific requirements linked to the Ipswich Garden Suburb that are identified in the Ipswich Garden Suburb supplementary planning document that has been adopted 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 Disturbance 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 safeguards and supports the development of the site of the Heath Road Hospital Campus as defined on the Policies Map, for healthcare and ancillary uses. Ancillary uses may include:

- Further inpatient and outpatient accommodation and facilities;
- Staff accommodation;
- Residential care home;
- Intermediate facilities;
- Education and teaching centre; and
- Therapies centre.

Proposals for new and improved healthcare and ancillary facilities at Heath Road Hospital Campus will be supported, provided they would not compromise the future delivery of health services at the site. This would be demonstrated through proposals being accompanied by a detailed master plan and a medium to long term strategy for healthcare provision at the site that includes a satisfactory travel plan and measures to address associated local car parking issues.

Proposals to develop additional, new, extended or relocated local health facilities such as GP surgeries will be supported 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 sustainable 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 key transport proposals needed to mitigate the traffic impacts within Ipswich of planned growth within the Ipswich Strategic Planning Area. These may include:

- a) Measures to increase bus usage such as a quality bus partnership or demand responsive transport;
- b) Promoting 'Smarter Choices' and requiring travel planning for larger new developments;
- c) The use of new and emerging technologies and the delivery of more electric vehicle charging points;
- d) Reviewing park and ride provision, with an ambition to re-establish the Bury Road Park and Ride service and site and exploring the feasibility of a new park and ride facility at Nacton Road;
- e) Adopting an Ipswich Town Centre parking plan;
- f) Enhancing cycling and walking infrastructure;
- g) Infrastructure improvements where necessary; and

h) Exploring longer term legislative measures to help improve air quality.

The menu of potential measures is set out in the Suffolk County Council Transport Mitigation Strategy for the Ipswich Strategic Planning Area (ISPA). A detailed action plan will be identified through the ISPA Board. Transport mitigation measures will be funded through developer contributions, Local Transport Plan funding, New Anglia Local Enterprise Partnership funding, the National Highways capital funding programme and bidding for other relevant funds.

The Council will support further measures to facilitate cycling and walking in the Borough, including crossings of the river and railway lines to improve connectivity between residential communities and jobs, services or facilities and transport hubs, and to prioritise pedestrians and cyclists in Ipswich Town Centre. The Council will also support ongoing work to examine the feasibility of a Wet Dock Crossing, which may consist of Bridges B and C of the Upper Orwell Crossings project and, notwithstanding the results, measures to enable the redevelopment of the Island Site (site IP037).

Land allocations or safeguarding for transport facilities are detailed through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document Review and Policy CS10/ Table 8B for Ipswich Garden Suburb.

Development Management Policies

Policy DM1: Sustainable Construction

New residential development will be required to meet a high standard of environmental sustainability.

The following 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:

- a) A 19% improvement in the reduction of CO2 emissions above the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L); and
- b) The water efficiency standards of 110 litres/person/day as set out in Requirement G2, Part G of Schedule 1 and regulation 36 to the Building Regulations 2010, as amended.

Development will also be expected to incorporate sustainable drainage and water efficiency measures as required by DM4. Surface water should be managed as close to its source as possible. This will mean the use of Sustainable Drainage systems including measures such as green or blue roofs, soakaways and permeable paving.

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 more than 10 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. Only if it can be clearly demonstrated that this would not be technically feasible or financially viable, then 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 Air Quality

The Council will ensure that the impact of development on air quality is mitigated and ensure that proposals do not negatively impact on existing air quality levels in the Borough.

The Council will take into account the impact of air quality when assessing development proposals, through consideration of both the exposure of occupants to air pollution and the effect of the development on air quality.

Development proposals should not:

- a) create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits;
- b) reduce air quality benefits that result from the Borough Council's activities to improve air quality; and
- c) create unacceptable risk of exposure to high levels of poor air quality, for example, through having a negative impact on an existing AQMA.

An Air Quality Assessment (AQA) will be required where development proposals are likely to expose residents to unacceptable levels of air pollution. Where the AQA shows that a development would cause harm to air quality, the Council will not grant planning permission unless measures are adopted to mitigate the impact. Similarly, developments that introduce sensitive receptors (i.e. housing, schools) in locations of poor air quality will not be acceptable unless designed to mitigate the impact.

Development that involves significant demolition, construction or earthworks will also be required to assess the risk of dust and emissions impacts in an AQA and include appropriate mitigation measures to be secured in a Construction Management Plan.

Development should be consistent with the actions identified in the Council's Air Quality Action Plan, where appropriate.

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) the sequential test set out in national policy is met, other than on allocated sites where the sequential test will not need to be repeated for uses consistent with the allocation;
- b) if it is not possible for the development to be located in a zone at lower risk of flooding, that the sustainability benefits would outweigh the flood risk and the development will remain safe for people for its lifetime;
- c) it will not increase the overall risk of all forms of flooding in the area or elsewhere through the mitigation of flood risk in the layout, design and form of the development and the appropriate application of Sustainable Drainage Systems (SuDS);
- d) that no surface water connections are made to the foul system and connections to the combined or surface water system are only made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments);
- e) that adequate sewage treatment capacity and foul drainage already exists or can be provided in time to serve the development;
- f) it will be adequately protected from flooding in accordance with adopted standards of the Suffolk Flood Risk Management Strategy;
- g) it includes water efficiency measures such as water re-use, stormwater or rainwater harvesting, or use of local land drainage water; and
- h) it does not have any adverse effect on European and Nationally designated sites in terms of surface water disposal.

Applications should be supported by site-specific flood risk assessments as required.

The Development and Flood Risk Supplementary Planning Document provides relevant guidance on what constitutes safe development.

Policy DM5: Protection of Open Spaces, Sports 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, poor quality and there is no longer a local demand for this type of open space or facility, as shown by the Ipswich Open Space, Sport and Recreation Facilities Study 2009 (as updated in 2017) 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.

The open space, sports and recreational facilities protected by this policy include all the different types shown on the Policies Map including playing fields, allotments and country park.

Policy DM6: Provision of New Open Spaces, Sports and Recreation Facilities

In all new residential developments of 10 dwellings or more (or on sites of 0.5ha or more), the Council will require provision of high-quality open spaces and sports and recreation facilities to meet the needs of their occupiers. The types and required standards of these spaces and facilities are identified in Appendix 3.

There will be a preference for on-site provision where practicable, however off-site contributions may be appropriate depending on the size of the site and the level of existing provision within its walking catchment. If there are deficits of certain types of open spaces or facilities within the walking catchment of the development site, meeting these needs should be prioritised. Standards for children's and young people's facilities will be not be applied to elderly persons' accommodation and nursing homes.

The design and layout of spaces and facilities should be delivered in accordance with the detailed design criteria set out in the Public Open Spaces Supplementary Planning Document (SPD) (2017) and the most up-to-date guidance in Secured By Design. The delivery of open space provision will not be a substitute for high-quality landscaping within new development. New open spaces and sport and recreation facilities should provide ecological enhancements as part of their design and implementation.

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.

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.

For non-residential developments of 1,000 sq. m floor space or more, contribution to public open spaces and outdoor sports facilities will be negotiated on a case by case basis. Open space over and above site landscaping should be provided where appropriate, for the health and wellbeing of employees.

Public green spaces should be well overlooked by new properties, and the provision within large-scale developments should be meaningful, usable and distributed throughout the site.

Policy DM7: Provision of Private Outdoor Amenity Space in New and Existing Developments

To ensure that new residential developments deliver a high quality and environmentally sustainable living environment, developments will be required to incorporate well-designed and located private outdoor amenity space of an appropriate type and amount which should also contribute to the improvement of biodiversity.

Provision will be in accordance with the following standards:

- a) For all houses, bungalows, or ground floor maisonettes with 3 or more bedrooms a minimum private garden area of 75 sq. m;
- b) For all houses, bungalows, or ground floor maisonettes with 1 or 2 bedrooms a minimum private garden area of 50 sq. m; and
- c) 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.

Should this requirement 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 given the particular circumstances of the proposals the Council will expect applicants to demonstrate that adequate provision of private outdoor amenity space will be provided for the occupants of the proposed dwellings.

In existing development, unless an alternative provision can be identified to compensate for the loss, proposals for extensions or other development that reduces the available private outdoor amenity space to an area that falls below the appropriate standard will be refused.

Policy DM8: The Natural Environment

All development must incorporate measures to provide net gains for biodiversity.

Proposals which would result in significant harm or net loss to biodiversity, having appropriate regard to the 'mitigation hierarchy', will not normally be permitted.

Sites of International and National Importance

Proposals which would have an adverse impact on European protected sites will not be permitted, either alone or in combination with other proposals, unless imperative reasons of overriding public interest exist in accordance with the provisions of the European Habitats Directive.

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

Any development with the potential to impact on a Special Protection Area, or Special Area for Conservation or Ramsar site within the Borough will need to be supported by information to inform a Habitats Regulations Assessment, in accordance with the Conservation of Habitats and Species Regulations 2017, as amended (or subsequent revisions).

Financial contributions will be secured in relation to the avoidance and mitigation of impacts of increased recreation, to contribute towards the provision of strategic mitigation as established through the Recreational Disturbance Avoidance and Mitigation Strategy.

Where mitigation is proposed to be provided through alternative mechanisms, applicants will need to provide evidence to demonstrate that all impacts are mitigated, including in-combination effects. Depending on the size and location of the development, additional measures such as Suitable Alternative Natural Greenspaces (SANGS) may be required as part of development proposals.

Local Nature Reserves and County Wildlife Sites

Planning permission will not be granted for development that would result in damage or loss in extent or otherwise have a significant adverse effect on: locally designated County Wildlife Sites and geological sites; Local Nature Reserves; or Local Wildlife Sites, if the harm cannot be avoided, adequately mitigated, or, as a last resort, compensated for.

Enhancements for protected sites will be required from new development.

Priority Habitats and Species

Development which could harm, directly or indirectly, species, which are legally protected, or species and habitats that have been identified as Species or Habitats of Principal Importance in England (also known as Section 41 or 'Priority' species and habitats) will not be permitted unless the harm can be avoided or mitigated by appropriate measures.

Development must include enhancements for protected and priority species as part of their design and implementation.

Enhancing Ecological Networks

The Council will enhance the ecological network across the Borough as identified on Plan 5. The designated sites are ranked 1 and 2 High Conservation Value. 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 that 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 required to enhance the ecological network, through measures such as wildlife beneficial landscaping.

Policy DM9: Protection of Trees and Hedgerows

The Council will protect existing trees and seek to secure additional trees that increase canopy cover in the interests of amenity and biodiversity by:

- a) making Tree Preservation Orders;
- b) only granting consent for felling, topping, lopping or uprooting if a sound arboricultural reason is provided to accompany applications;
- 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 trees or vegetation of amenity, historic, cultural or ecological value unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- e) encouraging tree planting to achieve a target of 22% canopy cover or better by 2050.

Planning permission for development resulting in the loss or deterioration of ancient woodland and ancient or veteran trees (irreplaceable habitats) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

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' 2014 by a competent arboriculturist;
- 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 or semi-mature tree or hedgerow is proposed, a plan for replacement planting on a two for one basis or better 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, including car-parking areas.

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 DM10: Green and Blue Corridors

The Council will seek to establish and enhance green and blue 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

The blue corridor is identified broadly on Plan 6 in the following location:

- j) Between the Wet Dock and Sproughton Millennium Green and adjacent countryside along the river corridor.

Development within the green and blue 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.

Opportunities will be sought to link existing green and blue corridors into a more continuous network through the layout of new development, the provision of new open spaces or public realm improvement. Development proposals which break or disrupt an existing corridor without being able to form an acceptable and useable alternative route in the network will be refused.

A further "blue" corridor (j) can be identified, comprising the length of the navigable River Gipping and River Orwell within the Borough. Development proposals which relate closely to riverbanks 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. Development close to riverbanks should also include tree planting and ensure that an appropriately sized ecological buffer along the river is maintained. Development should seek to enhance public slipway access to the river, where practicable.

The Council will seek to establish and extend a publicly accessible green trail 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 trail 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 trail as part of their on-site open space provision.

Policy DM11: 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 trail 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:

- i. is necessary to support a sustainable rural business including tourism; or
- ii. is a recreational use of land which retains its open character; or
- iii. is major residential development.

In the case of the AONB, major development, as defined by NPPF footnote 60, will only be permitted in exceptional circumstances in accordance with NPPF paragraph 177. The natural beauty, landscape and special qualities of the AONB and the contribution that land within its setting makes to this should be conserved and enhanced.

Policy DM12: Design and Character

The Council will require all new development to be well-designed and sustainable. In the plan area this will mean layouts and designs that provide a safe, and attractive public realm capable of being used by all. They will:

- a) form areas which function well by integrating residential, working and community environments and which fit well with adjoining areas;
- b) create safe and secure communities by complying with the relevant secure by design guidance where appropriate to do so and taking account of building safety requirements under other legislation from the outset, including fire safety, access for emergency services and safe access for evacuation;
- c) include useable public spaces for all (including pedestrians, cyclists and people with disabilities) that are easily understood and easy to pass through;
- d) introduce greener streets and spaces to contribute to local biodiversity net gain, visual amenity, and health and well-being, and offset the impacts of climate change. This could include green roofs, walls and other measures to ensure the urban environment becomes greener and healthier;
- e) incorporate cycle and waste storage, public transport infrastructure and car parking (including electric vehicles) if appropriate, all designed and integrated in a way that supports the street

scene and safeguards amenity and allows sufficient permeability for public transport, refuse collection and emergency vehicles;

- f) in 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.

Proposals should also respect and promote the special character and local distinctiveness of Ipswich by:

- g) protecting and enhancing significant views that are considered to be important or worthy of protection, including those set out in the Ipswich Urban Character Studies, Conservation Area Appraisal and Management Plans, as well as the setting of any heritage assets. The design should help to reinforce the attractive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene;
- h) ensuring good public realm design that enhances the streetscape and protects and reinforces a sense of place, through the appropriate use of public art, bespoke paving, street furniture and soft landscaping; and
- i) ensuring good architectural design that responds to and reflects its setting, is sustainable, accessible and designed for long life by being capable of adaptation to changing needs and uses over time and demonstrate the principles of dementia-friendly design.

Designs that do not adequately meet or address these criteria will be refused.

Policy DM13: Built Heritage and Conservation

Proposals for new development must consider the impacts on the historic built environment which makes Ipswich such a distinctive town, seek opportunities for enhancement of the town's heritage, and respond to the historic pattern of development and character of the area and comply with the requirements of the NPPF.

Designated Heritage Assets

The Council will refuse consent for development that will lead to substantial harm to (or total loss of significance of) a designated heritage asset, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

Substantial harm to grade II listed buildings or grade II parks and gardens will only be permitted in exceptional circumstances. Substantial harm to assets of the highest significance, such as grade I and II* listed buildings; grade II* parks and gardens and scheduled monuments will only be permitted in wholly exceptional circumstances.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Listed Buildings

To preserve and enhance the Borough's 600+ listed buildings, the Council will:

- e) support proposals for alterations and extensions to listed buildings where there would be no harm to the special architectural and historic interest of the building. This will consider the design, scale, materials and appearance with regard to the significance of the listed building;
- f) support proposals for the change of use of a listed building where the use will retain elements of the building which contribute to the building's significance, including internal features, historic fabric, plan form, appearance and layout; and
- g) support development within the setting of listed buildings that would not cause harm to the significance of the building through the introduction of sympathetic development in the building's setting, retaining a curtilage appropriate to the listed building.

Conservation Areas

The adopted Conservation Area Appraisals and Management Plans for the Borough's 15 Conservation Areas will be used to inform the Council's decisions when assessing the impact of proposals.

The Council will:

- h) require development within conservation areas to protect and enhance the special interest, character and appearance of the area and its setting;
- i) require the position, mass, layout, appearance and materials of proposed development, and the design of the space and landscaping around it, to pay regard to the character of adjoining buildings and the area as a whole;
- j) ensure that proposed changes of use within or adjacent to conservation areas would not detract from the special interest, character and appearance of the designated area, 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;
- k) preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which contribute to the significance of the area by being located in the setting of the conservation area; and

- l) consider the withdrawal of permitted development rights through the use of conditions where this is justified to preserve the character and appearance of the conservation area.

Non-designated Heritage Assets

The Council will also protect non-designated heritage assets. In weighting the effect of a proposal on the significance of a non-designated heritage asset, a balanced judgement will be applied having regard to the benefits of the proposal, the scale of any harm or loss and the significance of the heritage asset.

Adopted Conservation Area Appraisals and Management Plans; the Development and Archaeology SPD; Ipswich Urban Character SPD (to identify the special character and distinctiveness of Ipswich in relation to the proposal); the Local List (Buildings of Townscape Interest) SPD; Space and Design Guidelines SPD; the Shop Front Design Guide; and the Public Realm SPD as appropriate, will be used to inform the Council's planning decisions to proposals subject to this policy.

Where a proposal involves directly, is adjacent to or affects the setting of a heritage asset, the developer must submit a heritage statement proportional to the heritage asset status.

Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated assets.

The Council will also protect non-designated heritage assets included on the 'Local List'.

The Council shall have regard to the effect of cumulative harm to heritage assets, refusing applications where previous development has been found to be harmful to the historic environment.

Planning applications involving archaeology will also be subject to DM14.

Policy DM14: Archaeology

The Borough will require that development proposals which may disturb remains below ground are supported by an appropriate assessment of the archaeological significance of the site including, if necessary, the results of a programme of archaeological field investigation. Such assessments should be proportionate to the importance of the site. Sites within the Area of Archaeological Importance are especially likely to contain significant archaeological remains. The Development and Archaeology Supplementary Planning Document provides guidance on the preparation of archaeological assessments.

Planning permission will not be granted if the remains identified are of sufficient significance 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. Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Where archaeological potential is identified but where the public benefits of the proposal convincingly outweigh harm to the significance of archaeological heritage assets, development which would destroy or disturb potential remains will be permitted, subject to an appropriate programme of archaeological

investigation, recording, reporting, archiving, publication, enhanced public understanding and community involvement.

Policy DM15: 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, as shown on the IP-One Area Action Plan Inset Policies Map, providing that the design of any proposed building satisfactorily addresses all of the following criteria:

- a) respects local character and context, including heritage assets;
- b) achieves a building that is of the highest architectural quality;
- c) is sustainable in design and construction and ensures the public safety, including fire safety, of all building users;
- d) the design is credible in technical and financial terms;
- e) makes a positive contribution to public space and facilities;
- f) does not negatively impact on the local microclimate;
- g) integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- h) provides a well-planned external and internal environment;
- i) preserves strategic and local views, with particular reference to conservation areas listed buildings, scheduled monuments and other heritage assets, and their settings and the wooded skyline visible from and towards central Ipswich; and
- j) is carefully designed to avoid refraction of light off external glass surfaces.

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 DM16: Extensions to Dwellings and the Provision of Ancillary Buildings

Alterations or extensions to existing dwellings and ancillary development within the curtilage of dwellings will be permitted provided that the proposal:

- a) respects the character, scale and design of the existing dwelling;
- b) respects and preserves the historic pattern and established townscape of the surrounding area and does not lead to the creation of a terracing effect where there are not already terraces;
- c) would not result in over-development of the dwelling's curtilage; and
- d) would not adversely affect residential amenity in terms of privacy/ overlooking, outlook, access to daylight and sunlight, noise and disturbance, light spillage and safety and security.

In addition to the above criteria, the development of residential annexes will be permitted where it meets all the following criteria:

- e) it is subordinate in scale to the main dwelling;
- f) it is functionally linked to the main dwelling and does not physically divide the residential curtilage;
- g) it could not be accessed separately from the main dwelling or its curtilage unless required by Building Regulations; and
- h) it would have shared vehicular access and garden.

Policy DM17: 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 or disturb other land uses;
- b) protects the setting of existing buildings and the character and appearance of the area;
- c) allows the retention of a reasonably sized garden, in accordance with the provision set out in Policy DM7;
- d) protects existing habitats and biodiversity in accordance with Policy DM8;
- e) does not cause unacceptable loss of amenity to neighbouring residents having regard to noise and vibration, sunlight, daylight, outlook, overshadowing, light pollution/ spillage, privacy/ overlooking and sense of enclosure;
- f) provides a suitable level of amenity for future occupiers;
- g) has safe and convenient access;
- h) meets the Council's parking standards and would not lead to an unacceptable loss of parking serving existing dwellings; and
- i) has secure and lit bicycle storage and external storage for recycling, organic waste and non-recyclable waste.

Policy DM18: Amenity

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not result in an unacceptable loss of amenity. Exceptions will only be made where satisfactory mitigation measures can be secured. The factors we will consider include:

- overbearing impact and sense of enclosure;
- sunlight, daylight, overshadowing and artificial light levels;
- noise and vibration levels;
- odour, fumes, dust and ventilation;
- contamination; and
- visual privacy and overlooking

Minimum privacy distances

Rear facing elevation to rear facing elevation containing windows serving habitable rooms	21 metres
Rear facing elevation to the side of another which does not contain a window serving a habitable room	12 metres
Rear facing elevation to rear garden boundary	9 metres

Alternative distances of less than the recommended figures will only be considered where there is already an established pattern of development in an area that matches proposed developments, or alternative, non-traditional layouts achieve acceptable standards of privacy and amenity.

Further guidance is provided in the Ipswich Space and Design Guidelines Supplementary Planning Document.

New development that would adversely affect the continued operation of established uses will not be permitted.

Policy DM19: The Subdivision of Family Dwellings

Development involving the conversion of houses into flats, bedsits or Houses in Multiple Occupation will be permitted provided that the development:

- a) 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;
- b) preserves and enhances the historic environment and heritage assets in accordance with Policy DM13 Built Heritage and Conservation;
- c) would not create a harmful concentration of such a use in the local area or cause harm to nearby residential amenity;
- d) provides sufficient car parking in accordance with the standards, secure and lit bicycle storage, amenity space and refuse, recycling and garden waste storage for each unit; and

- e) incorporates a convenient and secure principal front door for each unit of accommodation and provides an appropriate standard of residential amenity.

Policy DM20 Houses in Multiple Occupation

Proposals for the development of Houses in Multiple Occupation (HMO), including through the change of use of existing non-residential buildings, will be supported where they:

- a) demonstrate that they meet the nationally required minimum room standards for HMOs;
- b) would not adversely affect the amenity of nearby residents in terms of noise and disturbance or loss of privacy;
- c) do not have an adverse impact on local employment uses – such as reducing the availability of office accommodation in strategically identified locations for office use;
- d) would not adversely impact on the amenity of the local area through the over-concentration of HMOs, or cumulatively adding to an area already subject to an over-concentration;
- e) provide an acceptable living environment for future occupants, including adequate outdoor amenity space, car parking (in accordance with the standards), secure and covered cycle parking and refuse storage; and
- f) are well-served by local services and accessible by sustainable transport modes.

Proposals for HMOs will not be approved where they will result in an over-concentration of HMOs. An over-concentration is defined as:

- i. more than two HMOs side by side;
- ii. the sandwiching of a single self-contained house or flat between two HMOs;
- iii. more than two HMOs within a run of twenty properties on one side of the road; or
- iv. more than one HMO in a road of fewer than twenty properties on one side of the road.

Policy DM21: 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 impact on the highway network or unacceptable impacts on highway safety, either individually or cumulatively;
- b) not result in a significant detrimental impact on air quality and shall address the appropriate mitigation measures as required in accordance with Policy DM3;
- c) incorporate electric vehicle charging points, including rapid charging points in non-residential developments;
- d) provide a car club scheme or pool cars, where this would be consistent with the scale and location of the development;

- e) prioritise available options to enable and support travel on foot, by bicycle or public transport, consistent with local strategies for managing the impacts of growth on the transport network, and ensuring that any new routes are coherent and in accordance with the design principles of Policy DM12 and local walking and cycling strategies and infrastructure plans;
- f) have safe and convenient access to public transport within 400m, and facilitate its use through the provision or contributions towards services or infrastructure;
- g) protect the public rights of way network and take appropriate opportunities to enhance facilities and routes;
- h) ensure safe and suitable access for all users, including people with disabilities and reduced mobility;
- i) allow for the efficient delivery of goods and access by service, refuse collection and emergency vehicles and bus permeability;
- j) mitigate any significant impacts on the transport network; and
- k) contribute as required to other mitigation measures identified through Policy CS20 and the ISPA Transport Mitigation Strategy, where this meets the planning obligation tests in set out in national policy.

Applicants will be required to demonstrate how any adverse transport impacts would be acceptably managed and mitigated and how the development would contribute to achieving the modal shift target for Ipswich by 2031. The Council will expect major development proposals to provide an appropriate Travel Plan, having regard to the thresholds set out in the Suffolk County Council Suffolk Travel Plan Guidance, to explain how sustainable patterns of travel to and from the site and modal shift targets will be achieved. Development proposals will be accompanied by a satisfactory Transport Statement or Transport Assessment, having regard to the indicative thresholds below, which demonstrates that the cumulative impacts of the development after mitigation are not severe. A Transport Statement will generally be required for proposals for the development of:

- l) 30 to 49 dwellings;
- m) 1,500 – 2,499 sq. m of Use Class E(g) floorspace;
- n) 2,500 – 3,999 sq. m of B2/B8 floorspace; and
- o) 800 – 1,499 sq. m of Use Class E(a) floorspace.

A Transport Assessment will generally be required for proposals for the development of:

- p) 50 or more dwellings;
- p) 2,500 sq. m or more of Use Class E(g) floorspace;
- q) 4,000 sq. m or more of B2/B8 floorspace; and
- r) 1,500 sq. m or more of Use Class E(a) floorspace.

Policy DM22: Car and Cycle Parking in New Development

The Council will require all new development to have regard to adopted car and cycle parking guidance, 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 integral secure cycle parking in any new car parks in the Town.

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 maximum standards of car parking provision with no minimum requirement 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 is defined in the Town Centre, through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document Review. 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, and on-street parking, will not be permitted within the central car parking core.

Within the whole IP-One Area, proposals for additional long-stay car parking provision over and above that proposed through Policy SP17 will not be permitted, unless the proposal can demonstrate that it would not harm the effectiveness of modal shift measures outlined in the SCC Transport Mitigation Strategy for the Ipswich Strategic Planning Area, nor have a severe impact on the highway network, which cannot be adequately mitigated.

New development will provide high quality, secure cycle storage, and within 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. These facilities should also be provided in minor non-residential developments unless it can be demonstrated that it is not feasible or viable. Cycle parking across the Borough is required to be secure, sheltered, conveniently located, adequately lit, step-free and accessible.

Policy DM23: The Density of Residential Development

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

- a. within the Town Centre, Portman Quarter 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; and
- c. elsewhere in Ipswich, low-density development of at least 35dph will be required.

Exceptions to this approach will only be considered where:

- i) the site location, characteristics, constraints or sustainable design justify a different approach; or
- ii) a different approach is demonstrated to better meet all housing needs in the area.

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 DM24: Protection and Provision of Community Facilities

The Council will:

- a) ensure existing community facilities are retained unless one of the following tests is met:
 - i. the applicant can clearly demonstrate that the facility is genuinely redundant, adequately marketed and surplus to current and future requirements; or
 - ii. alternative provision of an equivalent or better facility is proposed or available within a reasonable distance to serve its existing users;
- b) take into account listing or nomination of 'Assets of Community Value' as a material planning consideration and encourage communities to nominate Assets of Community Value;
- c) where possible and appropriate, facilitate shared community spaces for the delivery of community services;
- d) direct new community facilities towards the Borough's centres, or locations which are accessible to the facility's catchment, depending on the scale and nature of the proposal; and
- e) expect a developer proposing additional floorspace in community use, or a new community facility, to reach agreement with the Council on its continuing maintenance and other future funding requirements.

Having regard to public houses, a Marketing Strategy for the public house must be agreed with the Local Planning Authority prior to applying for planning permission for change of use or redevelopment.

The Council will seek to protect public houses, which are of community, heritage or townscape value.

The Council will not grant planning permission for proposals for the change of use, redevelopment and/or demolition of a public house unless it is clearly demonstrated that:

- f) the proposal would not result in the loss of pubs which are valued by the community (including protected groups) unless there are equivalent premises capable of meeting the community's needs; or
- g) there is no interest in the continued use of the property or site as a public house and no reasonable prospect of a public house being able to trade from the premises over the medium term.

Where a public house is converted to an alternative use, the Council will seek the retention of significant features of historic or character value.

Applications involving the loss of pub floorspace, including facilities ancillary to the operation of the public house, will be resisted where this will adversely affect the operation of the public house.

The Council will support the provision of new public houses in appropriate sites in growth areas, other highly accessible locations and Town Centre, subject to other policies in this Plan.

Policy DM25: Shopfront Design

The Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features.

When determining applications for shopfront development the Council will require proposals to:

- a) respect the existing character, architectural and historic merit of the building and its shopfront, including details and materials;
- b) improve the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt;
- c) reflect the general characteristics of well-designed shopfronts in the area;
- d) contribute towards community safety and natural surveillance; and
- e) be suitably accessible.

Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should complement their quality and character.

Policy DM26: Advertisements

The Council will require advertisements to preserve or enhance the character of their setting and (where attached) to the host building. Advertisements must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail.

The Local Planning Authority will refuse advertisements that:

- a) contribute to an unsightly proliferation of signage in the area;
- b) result in excessive street clutter in the public realm;
- c) cause harmful light pollution to nearby residential properties or wildlife habitats; or
- d) impact upon public safety.

Policy DM27: 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, building in flexibility to meet the needs of retailers and leisure businesses appropriate to the Central Shopping Area.

The Central Shopping Area comprises the Primary, Secondary and Specialist Shopping Zones, which are defined on the IP-One Area Inset Policies Map. Sites identified as suitable for major retail investment are allocated in the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document Review.

Class E use (commercial, business and service) should remain the predominant use at all times in the Central Shopping Area, to ensure the strategic town centre function of Ipswich is maintained.

- a) Primary Shopping Zone – this is the principal retail centre for Ipswich. All uses in the Primary Shopping Zone are required to be primary commercial, business and service uses on the ground floor. Here takeaway uses will not be permitted.
- b) Secondary Shopping Zone – public houses, drinking establishments, takeaways, betting shops and payday loan shops and other main town centre uses (as defined by the NPPF 2021) will be permitted where they will not exceed 15% of the units within the zone, provided the proposal does not create a concentration of more than three adjacent non-class E units, and the site is not adjacent to an existing non-class E use within the same Use Class as the proposal. No more than 10% of the total identified units within the Secondary Shopping Zone will be permitted for public houses, drinking establishments or takeaway uses. The Council will support Local Development Orders which help to maintain an appropriate mix of uses and will support the use of pop-up shops. This could also include limited use of training centres (F.1) and other such uses appropriate to the Secondary Shopping Zone.
- c) Specialist Shopping Zone – this zone comprises non-multiple retail uses, specialist shops such as music shops and services such as beauticians and hairdressers and jewellers or bespoke clothing and bags. Many of the units are listed buildings. It is in this zone and the Secondary Shopping Zone where there are the majority of unlet units. Again, the Council supports the use of unlet units for pop-up shops and restaurants. Main town centre uses, other than retail, as defined in the NPPF will be permitted where they will not exceed 40% of the units. No more than 35% of the total identified units within the identified sub-group of the Specialist Shopping Zone will be permitted for public houses, drinking establishments and takeaway uses.

Proposals for non-class E uses that would exceed the maximum thresholds outlined for the zones above will only be permitted in circumstances where it can be robustly demonstrated that such a change would be beneficial to the vitality and viability of the shopping zone, such as uses that help to attract people to visit the centre during the evening, as well as flats above shops.

Restaurants (where permission is required), public houses, drinking establishments and takeaway uses and other main town centre uses will only be permitted where they have no detrimental effect on the residential amenities of nearby residents in terms of noise, fumes, smell, litter and general activity generated from the use and retain an active frontage.

Mixed use development, including offices, 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 zone guidance above.

The Council will not grant planning permission for the change of use of a ground floor unit to a use falling outside Class E, public houses, drinking establishments and takeaway uses in Primary Shopping Zones; and falling outside Class E, public houses, drinking establishments and takeaway uses or a suitable town centre use as defined by the NPPF in the Secondary Shopping Zones.

The Council will support opportunities to use vacant shop units for uses such as pop-up shops. It will also work closely with other organisations so that a shared town centre vision is created for the 21st century.

The Council also supports the retention of the open market and will work to ensure it meets the needs of residents and visitors to the Borough.

Developers need to also ensure that proposals contribute positively to the objectives of the Ipswich Town Centre and Waterfront Public Realm Strategy SPD, Shopfront Design Guide SPD and other relevant SPD. The Council will expect proposals to contribute to the creation of a dementia-friendly town centre which is fit for all.

Policy DM28: Arts, Culture and Tourism

The Council will support the retention and enhancement of existing facilities providing arts, cultural and tourism facilities, including visitor accommodation throughout the Borough. Alternative uses will only be considered where it can be demonstrated that the current use is either being satisfactorily relocated or is unviable or that the new use complements the arts, culture and tourism sectors and supports the vitality and viability of the Town Centre. Retail development would need to satisfy Policy DM32. In order to demonstrate that the current use is unviable, sufficient marketing evidence should be provided. Further information regarding the requirements of the Marketing Strategy are set out in Appendix 5.

New facilities for arts, culture or tourism including accommodation will be supported where they are focused within the Town Centre boundary or within the Waterfront area.

Where new arts, culture and tourism facilities or visitor accommodation are proposed in locations outside the Town Centre or Waterfront, planning permission will only be granted in accordance with Policy DM31.

The Council will support the creation of a purpose built, multi-purpose space on the Waterfront which will be either a stand alone facility, or part of a mixed use development, capable of providing flexible conference and exhibition space.

Policy DM29: The Evening and Night-time Economy

The Council will encourage and support the sustainable growth of Ipswich's evening and night-time economy which will contribute to the vitality of the Town Centre, subject to addressing the following considerations:

- a) the design of development and management arrangements particularly focusing on public safety, crime prevention and the reduction of anti-social behaviour;
- b) that there will be no significant individual or cumulative effect on the surrounding amenity and character of the area due to noise, litter, odour, severe traffic generation, parking, general disturbance or problems of disorder and nuisance;
- c) arrangements for mitigating pollution including ventilation equipment, grease disposal, grease traps and noise insulation are provided in a way that minimises visual and environmental impact;
- d) access requirements for people of all ages and abilities are provided; and

- e) the daytime use does not detract from the character and amenity of the surrounding area, shops and services, particularly through the creation of an active ground floor street frontage.

Development proposals will not be permitted in locations where they exacerbate existing problems when considered against the criteria set out above.

Policy DM30: 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 Action Plan 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 Class E (commercial, business and services) to public houses, drinking establishments, takeaways, betting shops and payday loan shops and F1 uses and other sui generis uses appropriate to a centre, including launderettes, will be permitted where they will not exceed 35% of the total identified ground floor frontage, provided the identified shopping frontage or the shopping character and range of shops is not unacceptably diminished;
- c) proposals for the change of use of ground floor units to F1, F2 and other suitable Sui Generis uses which meet the needs of the local community 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 the 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 DM31: Town Centre Uses Outside the Central Shopping Area

Within the Town Centre, which is defined on the IP-One Area Action Plan 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. Office uses and mixed use schemes including housing will also be encouraged in the Town Centre, however industrial uses (Use Class E (g), excluding offices, B2 or B8) will not be permitted.

Policy DM32: Retail Proposals Outside Defined Centres

Retail proposals 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, including any cumulative impact; and
- d) accessibility by a choice of means of transport.

Retail developments of more than 200 sq.m. net outside defined centres will be required to undertake a Retail Impact Assessment. Assessment of the retail impact of proposed development on the Central Shopping Area will only be required where the retail floorspace proposed exceeds 525 sq. m net.

The requirement for a sequential test does not apply to applications for small scale rural offices or other small scale rural development.

Policy DM33: Protection of Employment Land

The Employment Areas are defined on the Policies Map and the IP-One Area Action Plan 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. The Council may seek to safeguard employment uses and development falling within Class E (g) by way of planning conditions to remove permitted development rights for changes of use to other uses within Class E, where this would be necessary and reasonable to ensure compliance with the strategy of the plan and national policy.

Employment uses are defined as:

- i. Use Class E(g), 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.

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:

- c) there is no reasonable prospect of the site being re-used for employment purposes over the plan period; or
- d) 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
- e) in relation to c. and d., the proposed use is compatible with the surrounding uses and is an appropriate use for the site.

Policy DM34 Delivery and Expansion of Digital Communications Networks

The Council recognises the importance of high quality and reliable communications in the delivery of a vibrant local economy and for the contribution they can make to the environment by reducing the need to travel.

- a) On sites of more than 10 new residential units and on other non-residential development, proposals must allow for the provision of the infrastructure for the most up to date digital communications technology in order to allow connection to that Network. This infrastructure should be provided on an open access basis that will allow for the future provision of 'ultrafast broadband', 'full fibre' solutions or any other technology as and when they are made available.
- b) Proposals for the expansion of electronic communications networks, including next generation mobile technology (such as 5G) will be supported, where they preserve the historic environment and do not harm the appearance of the street scene.