Suffolk Minerals & Waste Local Plan
Statement of common ground
Ipswich Borough Council

June 2019
Contact

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For more information about our minerals and waste planning policy go to:

Cover photograph acknowledgements:

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2. Cavenham Quarry, with permission from Allen Newport Ltd.
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1. FORMAT

1.1 This document sets out the representations made by Ipswich Borough Council to the Submission Draft Suffolk Minerals & Waste Local Plan. A response is made to each representation by Suffolk County Council. Proposed changes are made in bold type.

1.2 A meeting was held on the 17 June between officers of Suffolk County Council and Ipswich Borough Council at which it was confirmed that the Borough Council were happy with the proposed policies and no longer wished to attend the hearing.

G Graham Gunby                      Martyn Fulcher
Development Manager                Head of Development
Suffolk County Council             Ipswich Borough Council
## Vision, Aims and Objectives

### Reference Number: 90540628

**Respondent:** Mrs Sarah Barker, Senior Planning Officer, Ipswich Borough Council

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<tr>
<td>90540628</td>
<td>Mrs Sarah Barker, Senior Planning Officer, Ipswich Borough Council</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Wharf protection – Aim 3 and Objective 8 on page 9 then Para 4.10 and Para 5.22</td>
<td>The West Bank Terminal and Cliff Quay wharves are safeguarded and this is supported. However, the relationship with the Upper Orwell crossings should be addressed in the supporting text to either ensure their retention / inclusion in future design work or to ensure that acceptable alternative locations are agreed prior to the commencement of the design projects. Alteration suggested Add to end of sentence 5.18 “All railheads and wharves handling crushed rock are safeguarded within the Plan from other forms of competing development” ...unless their use or part use is required as part of an infrastructure programme delivered through a local plan process.</td>
<td>Disagree, as this would be contrary to the National Planning Policy Framework (NPPF). It is noted that no further work is to be undertaken in connection with the Upper Orwell Crossing.</td>
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### 3. MINERALS POLICIES

**POLICY MP9: SAFEGUARDING OF PORT AND RAIL FACILITIES, AND FACILITIES FOR THE MANUFACTURE OF CONCRETE AND ASPHALT**

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<td>90540628</td>
<td>Mrs Sarah Barker, Senior Planning Officer, Ipswich Borough Council</td>
<td>-</td>
<td>No</td>
<td>-</td>
<td>The Policy MP9 - Safeguarding of port and rail facilities, and facilities for the manufacture of concrete, asphalt and recycled materials. The policy MP9 and the supporting text deals with the protection of sites for the manufacture of concrete, asphalt and recycled materials. The Borough Council is supportive of the policy, but raises objection to the effect of the Policy on its earlier submission at Preferred Options stage concerning the Concrete Batching Plant (CB5), Sir Alf Ramsey Way, Ipswich. In the earlier submission the Council suggested relocation for site CB5 as follows – “this site is a ready mix concrete plant; given that it relies on aggregates, this site should be encouraged to relocate to the port area.” (Note: The Council has also made a related submission concerning the Household Waste Recycling Centre, HWRC6, on nearby land and which the Council believes should be jointly planned in a comprehensive manner and a separate submission is made in that respect.) In the absence of there being some recognition of the Council’s ambition to upgrade this part of the river front in Ipswich, The Council has agreed to submit an objection, as follows: The submission draft plan does not address the concerns raised at Preferred Options stage and the Pre-Submission Draft continues to safeguard HWRC6 and CB5 at Portman’s Walk/Sir Alf Ramsey Way in Ipswich. The Borough boundary is drawn very tightly and the partner authorities within the Ipswich Housing Market Area will expect Ipswich Borough Council to explore all redevelopment opportunities that may</td>
<td>The NPPF requires Minerals Planning Authorities to safeguard existing minerals facilities, and the NPPW that proposals for non-waste development should take into account potential impacts upon waste facilities. However, Policy MP9 and Policy WP18 are written to enable alternative provision to be made should alternative development of the land be considered. SCC would welcome discussions with Ipswich Borough Council as housing plans progress to enable growth and ensure any necessary reprovision of minerals and waste infrastructure, on suitable sites.</td>
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exist within the core of the town to meet the Borough’s housing need. The site opposite, Bus depot, Sir Alf Ramsey Way/West End Road, is already a mixed use allocation through the adopted Ipswich Local Plan, 2017 (IP004). The two sites safeguarded by the M&W plan – HWRC6 and CB5 – may represent important opportunities for residential development during the Ipswich Local Plan period to 2036. The Borough Council would welcome the opportunity to plan positively with Suffolk County Council for the relocation of these facilities and subsequent re-use of the land for housing.

Alteration suggested:
Add within the MP9 policy box an additional clause… The County Council will accept development proposals on safeguarded sites where they have been promoted through a local plan process and an alternative facility has been provided.

## 4. WASTE POLICIES

### POLICY WP4: HOUSEHOLD WASTE RECYCLING CENTRE

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<td>90540628</td>
<td>Mrs Sarah Barker, Senior Planning Officer, Ipswich Borough Council</td>
<td>No</td>
<td></td>
<td>Aim 3 and Objective 8 Para 6.12 and Policy WP4 - Household waste recycling centres</td>
<td>The Council supports the terms of the Policy WP4 as worded because it provides for the identification of alternative HWRCs. However, as identified in the related matter of Concrete Batching Plant (CB5), Sir Alf Ramsey Way, Ipswich the Council objects to the safeguarding of the site HWRC6 for the reasons identified in the Preferred Options stage. 'It is acknowledged that there are limited existing waste related sites in Ipswich Borough Council</td>
<td>The NPPF requires Minerals Planning Authorities to safeguard existing minerals facilities, and the NPPW that proposals for non-waste development should take into account potential impacts upon waste facilities. However, Policy MP9 and Policy WP18 are written to enable alternative provision to be made should alternative development of the land be considered. SCC would welcome discussions with Ipswich Borough Council as housing plans progress to enable growth and ensure any necessary reprovision of minerals and waste infrastructure, on suitable sites. It is not</td>
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administrative area. However, the Council has for a number of years supported the relocation of the Sir Alf Ramsey Way/West End Road recycling plant. As you are no doubt aware, the Borough is not able to accommodate sufficient residential allocations within its boundaries to meet its housing need. This site has been championed as a potential housing site for a number of years and little progress has been made. For example, it was previously identified as a potential development site in the 2007 IP-One Area Action Plan Preferred Options. It would be useful if this ambition could be positively supported by the county as it is not located in an area suitable for such a use in the short to medium term.

(Note: The Council has also made a related submission concerning the Household Waste Recycling Centre on nearby land and which the Council believes should be jointly planned in a comprehensive manner and a separate submission is made in that respect.)

In the absence of there being some recognition of the Council’s ambition to upgrade this part of the river front in Ipswich, The Council has agreed to submit an objection as follows:

The submission draft plan does not address the concerns raised at Preferred Options stage and the Submission Draft continues to safeguard HWRC6 and CB5 at Portman’s Walk/Sir Alf Ramsey Way in Ipswich. The Borough boundary is drawn very tightly and the partner authorities within the Ipswich Housing Market Area will expect Ipswich Borough Council to explore all redevelopment opportunities that may exist within the core of the town to meet the Borough’s housing need. The site opposite, Bus Depot, Sir Alf Ramsey Way/West End Road, is already a mixed use allocation through the adopted Ipswich Local Plan, 2017 (IP004) The two sites safeguarded by the M&W plan – HWRC6 and CB5 – may represent important opportunities for residential development during the Ipswich Local Plan period to 2036. The Borough Council would welcome the opportunity to plan considered necessary to amend the policy as currently drafted.
positively with Suffolk County Council for the relocation of these facilities and subsequent re-use of the land for housing. As this site might also be subject to the safeguard of Policy WP18 a separate objection is submitted but could be read in conjunction with the above. Add within the WP4 policy box an additional clause… The County Council will accept development proposals on safeguarded sites where they have been promoted through a local plan process and an alternative facility has been provided. Alternatively, an amendment to Para 6.12 may be sufficient … HWRC will be safeguarded by the terms of WP18 unless their re-use has been promoted and an alternative facility provided as part of a Local Plan process.

**POLICY WP18: SAFEGUARDING OF WASTE MANAGEMENT SITES**

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<tr>
<td>90540628</td>
<td>Mrs Sarah Barker, Senior Planning Officer, Ipswich Borough Council</td>
<td>No</td>
<td></td>
<td>Para 6.34 and Policy WP18 The Council supports the terms of the Policy WP18 as worded because it provides appropriate safeguards for Waste Management sites during the plan period. However, as identified in the related matter of Concrete Batching Plant (CB5), Sir Alf Ramsey Way, Ipswich the Council objects to the safeguarding of the site HWRC6 for the reasons identified in the Preferred Options stage. It is acknowledged that there are limited existing waste related sites in Ipswich Borough Council administrative area. However, the Council has for a number of years supported the relocation of the Sir Alf Ramsey Way/West End Road recycling plant. As you are no doubt aware, the Borough is not able to accommodate sufficient residential allocations within its boundaries to meet its housing need. This site has</td>
<td>Para 6.34 and Policy WP18 The Council supports the terms of the Policy WP18 as worded because it provides appropriate safeguards for Waste Management sites during the plan period. However, as identified in the related matter of Concrete Batching Plant (CB5), Sir Alf Ramsey Way, Ipswich the Council objects to the safeguarding of the site HWRC6 for the reasons identified in the Preferred Options stage. It is acknowledged that there are limited existing waste related sites in Ipswich Borough Council administrative area. However, the Council has for a number of years supported the relocation of the Sir Alf Ramsey Way/West End Road recycling plant. As you are no doubt aware, the Borough is not able to accommodate sufficient residential allocations within its boundaries to meet its housing need. This site has</td>
<td>The NPPF requires Minerals Planning Authorities to safeguard existing minerals facilities, and the NPPW that proposals for non-waste development should take into account potential impacts upon waste facilities. However, Policy MP9 and Policy WP18 are written to enable alternative provision to be made should alternative development of the land be considered. SCC would welcome discussions with Ipswich Borough Council as housing plans progress to enable growth and ensure any necessary reprovision of minerals and waste infrastructure, on suitable sites.</td>
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been championed as a potential housing site for a number of years and little progress has been made. For example, it was previously identified as a potential development site in the 2007 IP-One Area Action Plan Preferred Options. It would be useful if this ambition could be positively supported by the county as it is not located in an area suitable for such a use in the short to medium term.’

(Note: The Council has also made a related submission concerning the Concrete Batching Plant (CB5), Sir Alf Ramsey Way, Ipswich, on nearby land and which the Council believes should be jointly planned in a comprehensive manner and a separate submission is made in that respect.)

In the absence of there being some recognition of the Council’s ambition to upgrade this part of the river front in Ipswich, The Council has agreed to submit an objection as follows:

The submission draft plan does not address the concerns raised at Preferred Options stage and the Submission Draft continues to safeguard HWRC6 and CB5 at Portman’s Walk/Sir Alf Ramsey Way in Ipswich. The Borough boundary is drawn very tightly and the partner authorities within the Ipswich Housing Market Area will expect Ipswich Borough Council to explore all redevelopment opportunities that may exist within the core of the town to meet the Borough’s housing need. The site opposite, Bus Depot, Sir Alf Ramsey Way/West End Road, is already a mixed use allocation through the adopted Ipswich Local Plan, 2017 (IP004). The two sites safeguarded by the M&W plan – HWRC6 and CB5 – may represent important opportunities for residential development during the Ipswich Local Plan period to 2036. The Borough Council would welcome the opportunity to plan positively with Suffolk County Council for the relocation of these facilities and subsequent re-use of the land for housing.

As this site might also be subject to the safeguard of Policy WP4 a separate objection is submitted but could be read in conjunction with the above.
Add within the WP18 policy box an additional clause… The County Council will accept development proposals on safeguarded sites where they have been promoted through a local plan process and an alternative facility has been provided. Alternatively, an additional sentence for Para 6.34 may be sufficient … HWRCs will be safeguarded by the terms of WP18 unless their re-use has been promoted and an alternative facility provided as part of a Local Plan process.