CHECKLIST OF PLANNING REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENT IN IPSWICH

These various requirements relate to policies contained in the adopted Ipswich Borough Council Core Strategy and Policies DPD (CS&P DPD). For the full text of the policies please refer to the CS&P DPD document on the Council’s web-site.


(Policy references in brackets below). This note is not a substitute for reading those policies but provides a guide to where the policy may be found.

URBAN DESIGN QUALITY (DM5)

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

- layouts and designs that provide a safe, attractive, permeable, legible and useable public realm for all users, which is pedestrian and cycle orientated;
- areas which function well and where possible integrate residential, working and community environments and fit well with adjoining areas;
- the promotion of safe and secure communities;
- greener streets and spaces to contribute to local biodiversity, visual amenity, and health and well-being, and offset the impacts of climate change;
- protecting and enhancing the special character and distinctiveness of Ipswich and helping to reinforce the attractive physical characteristics of local neighbourhoods;
- buildings that exhibit very good architectural quality, are highly sustainable and are designed for long life by being capable of adaptation to accommodate changing needs and uses over time;
- ensuring that new development incorporates cycle and waste storage, public transport infrastructure and car parking if appropriate, all designed and integrated in a way that supports the street scene and safeguards amenity; and
- new buildings in or around Air Quality Management Areas will be designed so that their size and layout will minimise, and at the very least not increase, localised retention of polluting emissions, and will include ventilation systems that protect the health of users of the buildings.

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

Assessment of design quality for major applications for residential development will be made using the Building for Life Assessment method (CABE / HBF). Applicants will be expected to demonstrate through an informal assessment that their scheme will achieve a “silver standard” rating as a minimum.

http://webarchive.nationalarchives.gov.uk/20110107165544/http://www.buildingforlife.org/criteria
ACCESSIBILITY AND STREET DESIGN (CS5, DM5, and DM15)

New housing development shall be located and designed to minimise the need to travel and to enable access safely and conveniently on foot, by bicycle and by public transport. (CS5) and to provide a safe, permeable, legible, and attractive public realm for all users which is pedestrian and cycle friendly (DM5).

The Council will encourage developers of new major residential developments to incorporate Home Zones into their proposed layouts wherever possible in the interests of achieving better designs for people rather than just for motor traffic and creating a high quality street environment. Where formal designation is not considered appropriate Home Zone principles may still usefully be applied to all residential layouts. Further policy justification and guidance on this topic can be found in Manual for Streets - Communities and Local Government / Department for Transport (2007), paragraphs 7.2.16 - 22.


Developments of 10 or more dwellings must be supported by a transport assessment, travel plan, and proposals for specific measures (eg car clubs) all aimed at reducing the need for the use of the private car (DM 15).

SUSTAINABLE DEVELOPMENT – CLIMATE CHANGE (CS1)

There is a general requirement for all new development to assist in tackling climate change and its implications by (inter alia):-

(i) Incorporating energy conservation and efficiency measures, to achieve significantly reduced carbon emissions by 2016 (contributing to national targets);

(ii) Providing a minimum of 15% of energy requirements from renewable sources; and

(iii) Incorporating water conservation, capture, recycling and efficiency measures, and sustainable urban drainage into building and infrastructure design.

CODE FOR SUSTAINABLE HOMES (CS1 and DM1)

For developments of up to 249 dwellings, new dwellings shall achieve a rating of Code 3 or better under the Code for Sustainable Homes.

For developments of 250 dwellings or more, new dwellings shall achieve a rating of Code 4 or better under the Code for Sustainable Homes.

Unless (in either case) it can be clearly demonstrated that this is either not feasible or not viable.

DECENTRALISED OR RENEWABLE ENERGY (CS1 and DM2)

Developments of 10 or more dwellings shall provide a minimum of 15% of their energy requirements from decentralised and renewable or low-carbon sources.

In the event that it can be demonstrated that the achievement of the abovementioned 15% figure is not either feasible or viable, the alternative of a reduced provision and/or an equivalent carbon reduction in the form of additional energy efficiency
measures will be expected. The latter will need to be calculated over and above the baseline requirements of the relevant Code standard (i.e., the current Building Regulations, Part L, 2010).

**SUSTAINABLE DRAINAGE AND FLOOD RISK (DM4 and CS1)**

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

a. it does not increase the overall risk of all forms of flooding in the area through the layout and form of the development and appropriate application of Sustainable Urban Drainage Systems (SUDS);

b. it will be adequately protected from flooding in accordance with adopted standards wherever practicable;

c. it is and will remain safe for people for the lifetime of the development; and

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

In giving consideration to proposals for new residential development, the Council will apply the PPS25 hierarchy for managing flood risk (see Table 7 in policy DM4).

*See the Ipswich Borough Council Level 2 Strategic Flood Risk Assessment (Revised May 2011) for further information and guidance.*


**LANDSCAPE AND BIODIVERSITY (CS4, CS16, DM5, DM10 & DM31)**

All new housing development shall afford a high priority to urban greening and the enhancement of local biodiversity in the interests of achieving more sustainable development.

The design of new housing developments should therefore incorporate a coherent, comprehensive and appropriately detailed landscape strategy aimed at taking all available opportunities to enhance urban greening and conserve and enhance biodiversity.

Such a strategy should include provision for the protection and incorporation of any existing trees of value on the site, maximising opportunities for new tree planting, and designing to maximise biodiversity gains (e.g., wildlife friendly planting, habitat creation etc.)

If a scheme involves the removal of existing trees of amenity or biodiversity value any planning application must be accompanied by proposals for replacement planting on a two for one basis using semi-mature specimens unless otherwise agreed by the Council (see policy DM10).

**PROVISION OF OPEN SPACE, SPORT, AND RECREATION FACILITIES (DM29)**

Residential developments of 10 or more dwellings shall provide a minimum of 10% of the site area (or 15% in the case of high density developments) incidental greenspace (useable by the public).
Further provision or contributions will be sought according to the size of the proposed development and the quantity and quality of existing open spaces and sports and recreational facilities within the catchment area of the site, as identified by the Ipswich Open Space, Sport and Recreation Study 2009 and subsequent monitoring. Provision will be made in accordance with the standards set out in Appendix 6 of the CS&P DPD.

Residential developments below the abovementioned threshold will be required to provide and/or contribute to public open spaces and sport and recreation facilities, to meet the needs of their occupiers.

Viability considerations apply to the requirement.

PUBLIC ART (DM9)

Major residential developments of 10 or more dwellings shall include a substantial proposal for public art. This is likely to be equivalent to about 1% of the construction contract value of the development scheme unless it can be demonstrated to be not viable or disproportionate. Proposals should be fully integrated into scheme design at the planning submission stage.

PROVISION OF PRIVATE OUTDOOR AMENITY SPACE (DM3)

Private outdoor amenity space for all new dwellings shall be provided in accordance with the following minimum standards:

- All houses, bungalows, or ground floor maisonettes with 3 or more bedrooms a minimum rear garden of 75sqm.
- All houses, bungalows, or ground floor maisonettes with 1 or 2 bedrooms a minimum rear garden of 50sqm.
- For all apartments or upper floor maisonettes an average of 25sqm of private outdoor amenity space.

Provision shall be made in accordance with the above standards unless this would unavoidably conflict with the need to meet other density and urban design requirements of the plan or an applicant is able to demonstrate that a lower figure would be acceptable having regard to the particular circumstances of the proposal. In all cases applicants will be expected to demonstrate that adequate provision of outdoor amenity space will be provided for the likely occupancy of the proposed dwellings.

In appropriate instances, with good design, combinations of gardens, terraces, roof gardens and balconies may all contribute to ensuring the appropriate standard of provision.

AFFORDABLE HOUSING (CS12 & DM24)

Standard requirements are as follows:

- 35% affordable housing provision in schemes of 15 or more dwellings or for residential development on sites of 0.5 ha or more.
- 20% affordable housing provision in schemes of between 10 and 14 dwellings or for residential development on sites of between 0.3ha to 0.49 ha.

Please note that affordable housing provision is calculated as a percentage of floorspace, not number of dwellings.

A minimum of 80% of any required affordable housing provision should be in the form of social rented housing (or as may be subsequently amended).

The above targets (including tenure split) can be subject to viability testing where considered necessary on a site-by-site basis using a recognised toolkit.

**RESIDENTIAL DENSITY (DM30)**

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

*High density:* Within the town centre, Ipswich Village and the Waterfront – minimum density of 90 dph.

*Medium density:* Within the remainder of the IP-One area, in district centres, and within 800m of district centres – minimum density of 40 dph.

*Low Density:* In all other locations a maximum density of 39 dph.

**MINIMUM FLOORSPACE STANDARDS (DM30)**

The following minimum floorspace standards (gross internal floor area), based on the English Partnerships Quality Standards 2007, are encouraged by the Council and should be achieved where practicable to do so:

- minimum 51 sqm for a 1 bed / 2 person dwelling
- minimum 66 sqm for a 2 bed / 3 person dwelling
- minimum 77 sqm for a 2 bed / 4 person dwelling
- minimum 93 sqm for a 3 bed / 5 person dwelling
- minimum 106 sqm for a 4 bed / 6 person dwelling

**CAR PARKING PROVISION (DM 18)**

Outside the central IP-One area the following minimum residential car parking standards apply:

- 1.5 spaces per 2-bed dwelling.
- 2 spaces per 3-bed dwelling or larger.

A 25% reduction in provision may be considered in respect of any grouped unassigned car parking that may be proposed.

Where garages are proposed these must have minimum internal dimensions of 6m x 3m (internal dimensions).

Car parking proposals for new residential development should be based on a fully
integrated car parking strategy that ensures:

- safe, secure and convenient provision that householders will be happy to use;
- an efficient use of car parking space that includes adequate provision for visitor parking;
- that the car parking provision supports and does not undermine the achievement of an attractive public realm (this is usually best achieved when car parking provision is designed in conjunction with the landscaping / streetscape design concepts for the development).

CYCLE PARKING (DM 15, DM16 and DM19)

All new dwellings shall be provided with adequate covered, secure cycle parking and storage sufficient for the likely occupancy level.

SPACE ABOUT DWELLINGS (see Ipswich development Control Policies and Design Guidelines 1992 SPG on the Council’s web-site). See also policy DM 26 (Protection of Amenity) and paragraph 9.134.

The Council continues to use the following basic “space about dwellings” standards to avoid undue overlooking or overshadowing of neighbouring dwellings and provide a reasonable outlook:-

- 21m. between opposing main elevations in association with a minimum garden length of 9m.
- 12m. between a main elevation and an opposing side elevation.

Spacing between 3-storey dwellings or where ground levels vary significantly may need to be increased.

Layouts which do not meet these standards but which deliver good urban design and can clearly demonstrate that adequate standards of privacy, access to daylight and sunlight, and outlook will nevertheless be achieved will be considered on their merits.

WASTE BIN STORAGE AND COLLECTION FACILITIES (DM5)

Houses:

Sufficient space should be provided for the storage of 3 no. standard wheelie bins per house. Provision should be carefully designed into the scheme to be both convenient to use and visually well screened in street view terms.

Under the provisions of the Building Regulations, residents should not have to take their wheelie bins more than 30m. for collection; bin collection points should be no more than 15m. from the closest point of access for waste collection vehicles.

Apartments

2 x 1100 bins (1 blue, 1 black) should be provided per 6 apartments.

Bin collection points should be no more than 10m from the closest point of access for waste collection vehicles.
STANDARD REQUIREMENTS FOR SUPPORTING DOCUMENTATION FOR PLANNING APPLICATIONS FOR NEW RESIDENTIAL DEVELOPMENT

For major new residential development (i.e. 10 or more dwellings) submission requirements for planning applications will normally include the following.

Please note that some smaller developments will require submission of all or some of these items depending on the particulars of the case.

Applicants are advised to review and agree submission requirements with the Planning Department at the pre-application stage in all instances.

- Topographical site survey.
- Design and access statement. (See the link below for CABE guidance on the subject)
  
- Planning statement.
- Sustainability statement (i.e. demonstrating how the proposed development will meet the various planning policy requirements in this regard).
- Landscape strategy.
- Affordable housing statement.
- Transport assessment.
- Travel plan.
- Drainage strategy.
- Building for Life Assessment.
- Statement of community involvement.

Additional requirements (dependent on site location and characteristics may include):

- Tree survey
- Habitat survey and associated mitigation and enhancement proposals.
- Archaeological assessment.
• Heritage statement.
• Contaminated land survey (for previously developed land)
• Air quality assessment.
• Acoustic assessment.
• Daylight / sunlight impact assessment.
• Flood risk assessment (for all new residential development within Flood Zones 2 and 3; for new residential development in Flood Zone 1 on sites of 1 ha. or more).
• Loss of playing fields – statement of impact and proposed replacement proposals.
• Financial Viability Assessment.

STANDARDS FOR NEW RES DEV FEB 2013 UPDATE