

## Draft Space and Design Guidelines Supplementary Planning Document

### Consultation Statement – July 2015

#### Prepared under regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

A 'call for ideas' for the Ipswich Space and Design Guidelines Supplementary Planning Document (SPD) was included in the December 2013 Local Plan Newsletter, which was circulated to everyone on the Local Plan mailing list and published on the Council's web site. The Local Plan mailing list consists of specific and general consultation bodies, and private individuals who have expressed an interest in Local Plan matters.

The call for ideas invited comment on the scope and content of the document prior to preparation commencing. Four responses were received from, Anglian Water, English Heritage, Ipswich Wildlife group and Suffolk County Council (comprising six internal departments of SCC in total). No responses were received from private individuals. The comments are reproduced in the table below together with the officer's response indicating how the points raised have been addressed through the SPD, if appropriate.

<b>Respondent</b>	<b>Summary of comment(s)</b>	<b>IBC Response</b>
Anglian Water	There are opportunities within open green space to create sustainable drainage systems, (SuDS), minimising flood risk in line with national policy (PPS25). We would like to see reference made to these synergies within these two documents.	The Draft SPD document includes specific reference to Sustainable Drainage Systems (SuDs), and relevant documents where necessary. The importance of SuDs is emphasised for the purposes of mitigating flood risk, and for the enhancement of visual amenity and biodiversity. IBC has an adopted Development and Flood Risk SPD already which references PPS25. It should be noted that PPS25 has been superseded by the National Planning Policy Framework.
English Heritage	The NPPF recommends that new design is based on an understanding and evaluation of the defining characteristics of an area, respond to local character and history and reflect the	IBC has adopted an Urban Character Study for a large amount of the Ipswich area. This is made reference to in the draft text of the Space and Design Guidelines SPD as a means of

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	<p>identity of local surroundings. Planning policies should address the integration of new development into the natural, built and historic environment (paras 58 and 61).</p> <p>These principles apply both to new build and extensions to existing properties. We recommend that the spacing between buildings, their layout, scale, form and massing is carefully considered within the local context, and any heritage values associated with the place.</p>	<p>understanding character and design themes in a particular area. Spacing between buildings, layout, form, and massing are all detailed within the SPD.</p>
Ipswich Wildlife Group	<p>Requests that (i) The protection of existing trees and hedgerows and the planting of new ones wherever possible.</p> <p>(ii) Planning processes should include detailed surveys of areas adjacent to the particular site, so that change of use does not block green corridors and possible migration routes.</p> <p>(iii) The creation of wildlife habitats in any developments or public open spaces (e.g. swift bricks, open spaces for bats, sparrow boxes etc.). Any felled trees and shrubs could be made into habitat piles.</p> <p>(iv) Adoption of mitigation strategies are often suggested as an easy solution to wildlife and biodiversity issues. They seldom work and should only be considered after thorough research and monitoring. They should also be monitored for their effectiveness after implementation.</p>	<p>The Draft SPD seeks to emphasise the importance of landscape, planting and biodiversity within the specific content. Sections are dedicated to gardens - and their importance as wildlife habitats; and landscaping – and the contribution that can be made provided that it is part of the design process, rather than as an afterthought. Photographic examples of habitat features that can be incorporated into new dwellings are also provided.</p>
Suffolk	It is not wholly clear the direction	The SPD does not seek to

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County Council	<p>which Ipswich Borough Council may wish to take with this SPD, but the County Council would wish to discuss the following matters as the SPD is produced. It is also worth considering the interrelationship between this future SPD and the 1993 Suffolk Design Guide, and whether it is worth revising the 1993 guidance as part of a new approach to design across the County.</p> <p>- Highways and Transport</p> <p>If the SPD covers the overall design of developments, including relating to parking, roads and paths, the County Council would wish to discuss guidance relating to its role as the Transport Authority. The objective should be to prioritise sustainable transport options, and create a high quality, low-maintenance environment.</p> <p>- Health and Wellbeing</p> <p>As noted above in relation to the Open Space SPD, opportunities to realise the priority outcomes of the Health and Wellbeing Strategy should be actively pursued. Dependent on the outcomes of the Government's Housing Standards review, it may be appropriate to consider local standards in relation to provision for older people. The County Council encourages the construction of dwellings to the Lifetime Homes standard, which makes it easier for older people to modify and therefore remain in their own homes for longer, as their mobility needs change.</p>	<p>supersede the County Council 1993 Suffolk Design Guide. Suffolk County Council have been party to the drafting of the SPD in terms of highways and parking issues. Discussions of a more general matter regarding an updated design guide for the entire County have not been had.</p> <p>Suffolk County Council Highways have fed in directly to the draft SPD, having sat in on the project group, and been consulted at various stages of the process. The introduction of maximum parking standards have been discussed, however it is considered that a stand-alone SPD for these would be more appropriate.</p> <p>Following the introduction of the Planning Update Ministerial Statement in March 2015 requirements for accessible and adaptable dwellings would need to be set by reference to the 'optional' Building Regulations standards relating to accessible and adaptable dwellings and wheelchair user dwellings. This would be need to be set as part of a formal planning policy rather than as part of this SPD.</p>

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	<p>- Waste Management</p> <p>Whilst domestic waste collection is a Borough Council responsibility, given the County Council's role as the Waste Planning and Waste Disposal Authority, design measures which help encourage waste management in accordance with the waste hierarchy would be encouraged.</p> <p>- Fire Safety</p> <p>Whilst it is not normally possible to require the provision of automated sprinkler systems through the planning system, given that the fire safety of buildings is covered by the Building Regulations, the County Council supports a risk-based approach to provision of sprinklers. The SPD might usefully suggest the types and scale of development which present an increased fire risk, and so might be considered for either requiring or encouraging sprinkler provision. Design measures related to access arrangements should also consider access for emergency vehicles, along with hard standing and access to water for fire appliances.</p> <p>- Drainage</p> <p>The County Council encourages the provision of sustainable drainage systems (SuDS), and pending the implementation of certain provision of the 2010 Flood and Water Management</p>	<p>Part of the SPD requires that adequate access for maintenance purposes be designed in to schemes for new dwellings and that consideration be given to extensions for refuse and recycling services.</p> <p>IBC supports the use of automatic sprinkler systems, and standard informatives are used on developments for new dwellings.</p> <p>See Anglian Water comments. SuDs have been included as a specific part of the Draft SPD.</p>

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	<p>Act, will take on responsibility for issuing drainage consents relating to certain developments. Our authorities will need to consider the extent to which this SPD considers surface water management and drainage, to aid better implementation of sustainable drainage principals and the 2010 Act.</p> <ul style="list-style-type: none"> <li>- Landscape/Townscape/Gardens and Open Space</li> </ul> <p>As with the comments on green infrastructure features in open space, above, townscape and landscape should be design considerations in new development. Ongoing management should be a consideration for the planning system; for example, maintenance arrangements for, and access to, communal gardens.</p>	<p>See Ipswich Wildlife group comments. The Draft SPD includes sections on landscape, gardens, SUDs, biodiversity and sustainability.</p>
Private individuals		<p>No responses have been received from members of the public as a result of the Call for Ideas.</p>