

Strategic Housing Land Availability Assessment

Update Report

November 2013



IPSWICH
BOROUGH COUNCIL

Development and Public Protection
Ipswich Borough Council
Grafton House, Russell Road
Ipswich IP1 2DE

website: www.ipswich.gov.uk

Contents	Page Number
1. Introduction	3
2. Ipswich Borough Council Housing Requirements	3
3. The SHLAA process	3
4. Assessing when and whether sites are likely to be developed	4
Table 1 Estimating the housing potential of sites	
5. Discounting sites	6
6. Review of the Assessment	10
7. Contacts	10
Annex A Map: Ipswich Study Area	11
Annex B Owner/Agent Form	12
Annex C Site Sheets	14

1. Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base underpinning the Council's Local Plan, by identifying a list of sites which may be suitable, available and achievable for housing development. The purpose of the study is to identify sites with *potential* for housing development but the study does not make any decisions about site allocations. These decisions will be made in the Council's Site Allocations & Policies (incorporating IP-One Area Action Plan) development plan document (DPD), whilst all sites identified will also need to be assessed through the normal planning process.
- 1.2 The first SHLAA was published in March 2010 following eighteen months of work and contained data that represented the position at 1st April 2009. This update represents the situation to the best of our knowledge using a base date of 1st April 2013, which comprises several new sites which have the benefit of planning permission, whilst further sites have been removed due to the completion of housing or alternative schemes being sought by the landowner.

2. Ipswich Borough Council Housing Requirements

- 2.1 The Council's housing requirement is 700 per annum, which was considered at the Examination in Public of the Core Strategy in 2011 and subsequently adopted. Policy CS9 of the Core Strategy and Policies development plan document also outlines the Council's target for at least 60% of new housing development to come forward on previously developed land. Whilst 95% of new residential development in the town between 2001-2010 was sited on previously developed land, this reduced figure going forward is reflective of there being limited brownfield sites now available for housing development in Ipswich.

3. The SHLAA process

- 3.1 The minimum site thresholds for consideration in this study have been set at 0.1 ha or a capacity of 10 dwellings or more in the IP-One area, and at least 0.2 ha or a capacity of 10 dwellings or more in the rest of the Borough.
- 3.2 The sites identified in the original SHLAA came from a variety of sources including: reviewing existing housing allocations; unimplemented and outstanding planning permissions; sites suggested by developers, landowners and other interested parties; sites identified in the previous Urban Capacity Study; and greenfield sites.
- 3.3 A total of 186 sites were identified and considered through the original SHLAA process and those suggested for inclusion in years 1-5 (then 2010 – 2015) and years 6-10 (then 2015 – 2020) were explored further at a stakeholder workshop.
- 3.4 However, national planning policy has since changed with the publication in March 2012 of the National Planning Policy Framework (NPPF). This continues the theme that councils should identify a supply of specific, developable sites or broad locations for growth in the medium term (6-10

years) and long term where possible (11-15 years), although adjustments should be made on account of viability. Consequently, all sites have been reassessed in light of this, whilst a further fourteen sites have now been included as part of this review (site references between IP200 and IP259).

4. Assessing when and whether sites are likely to be developed

4.1 The current monitoring year runs from April 2013 until the end of March 2014. In assessing when and whether sites are likely to be developed it is necessary to ascertain if they are deliverable, that is within the current monitoring year (year 0), the five years from April 2014 (years 1-5), or developable within years 6-10 (April 2019 – March 2024). Furthermore, this SHLAA update will broadly identify some sites for development in years 11-15. Definitions of deliverable and developable are shown below:

- **Deliverable** – if a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years; and
- **Developable** – if the site is in a suitable location for housing development and there is a reasonable prospect that the site will be available and could be developed at a specific point in time.

A site is considered suitable, available and achievable as follows:

- Suitable – a site offers a suitable location for housing development and would contribute to the creation of sustainable, mixed communities.
- Available – a site is considered available for development, when on the best information available, there is confidence that there are no legal or ownership problems.
- Achievable – a site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time.

4.2 Sites that meet the above criteria have been assessed for likely housing potential and timing of deliverability. Table 1 shows the general density assumptions for each site in accordance with Policy DM30 of the Core Strategy, although some sites have been calculated slightly above or below these densities where appropriate.

Table 1: Estimating the housing potential of sites

IP-One (Waterfront)	Rest of IP-One	Within 800 metres of a district centre	Rest of Borough
High density – 165 dwellings per hectare	High density – 110 dwellings per hectare	Medium density – 45 dwellings per hectare	Low density – 35 dwellings per hectare

4.3 The current economic climate has meant that a number of brownfield sites available for development are less likely to be achievable in years 1-5. The

SHLAA is intended to take a long-term view and therefore some of these are assumed to be achievable in years 6-10 or 11-15 where appropriate.

- 4.4 The site sheets shown in Annex C show a number of constraints, which are explained in more detail below and have been considered in accordance with the site assessment checklist shown in the original methodology.

Access and Highways

Where the site has a restricted access and/or a detrimental impact on either the local or trunk highway network or both, 'yes' has been entered into the constraint box. Where there is a possible access constraint or impact on the highway network then 'possible' has been entered into the constraint box.

AQMA within or close to

A site within or close to an Air Quality Management Area (AQMA) has 'yes' in the constraint box. Where a site has a potential impact on air quality, for example if traffic feeds into an AQMA or the site has the potential to generate a large amount of traffic, then 'possible' has been entered into the constraint box.

Area of Archaeological Importance

Where a site is within the area of archaeological importance defined within the adopted Ipswich Local Plan (1997), then 'yes' has been entered into the constraint box. Where it has been suggested by other parties that the area is a site of archaeological importance, 'possible' has been entered into the constraint box.

Conservation Area

Where a site is within a Conservation Area defined within the adopted Ipswich Local Plan (1997), then 'yes' has been entered into the constraint box. Where a site is adjacent to a conservation area and could therefore impact upon it, this has been noted in the constraint box.

Contaminated

It is not possible to say if a site definitely has contamination or not where this is not known, however it is possible to say a site has possible contamination due to a previous use or where the storage of hazardous substances may have taken place. Furthermore, for any housing planning application, a contamination assessment needs to occur.

Existing Use

A number of the sites suggested as suitable for housing development have existing uses upon them. Where these are in areas clearly defined for employment for example, it is often the case that although the area could be redeveloped, it is not likely to happen and therefore the site is not deliverable. Where there are a few uses on the site and there is a prospect the site could be redeveloped upon relocation of the existing businesses then 'possible' has been entered into the constraint box. As this is a long-term study it is not possible to know exactly if a business will relocate or if a site will become

vacant, but we publish this document to the best of our knowledge and if it later transpires that a site is actually not going to be available for redevelopment it can be deleted from this study in the future.

Flood Zones 2 & 3

A site within Flood Zones 2 or 3 (as defined by the Council's Strategic Flood Risk Assessment maps) has a 'yes' in the constraint box. It is recognised that a number of sites have significant flood risk constraints although these will be assisted by the construction of the proposed flood barrier, which is due to be completed in 2018.

Listed Buildings or adjacent to

Sites which have Listed Buildings on site have a 'yes' in the constraint box and those either adjacent or opposite a Listed Building or buildings have either 'adjacent' or 'opposite' in the constraint box.

Recreation and open space

Sites that have areas defined as recreation or open space areas have a 'yes' in the constraint box.

TPO on site or nearby

Sites that have a Tree Preservation Order(s) on or adjacent to the land have 'yes' in the constraint box.

Wildlife site or adjacent to

A wildlife site in the context of this document has been defined as a Local Wildlife Site or County Wildlife site. Where a site is not designated as a wildlife site, but there are clearly wildlife features, for example the site is countryside, then 'countryside' has been entered into the constraint box.

Other constraints

These can include noise for example and are mentioned in the summary box of each site sheet.

5. Discounting sites

- 5.1 In assessing the housing potential of sites, it was necessary to ascertain first of all whether they were suitable for housing development and if so whether they were available or likely to be available in the next ten years. Where the Council was uncertain about the intentions of a landowner, it wrote to these or their agents and enclosed a form which asked about the future intentions for the site (as shown in Annex B).
- 5.2 The comments received have been noted in the site sheets contained in Annex C of this report.
- 5.3 The main changes to the original assessment are summarised in the table below.

Site ref.	Site name	Summary of change
IP003	Waste tip north of Sir Alf Ramsey Way	It is now considered unlikely that the site will be available for housing within the next ten years, although is considered a potential windfall site.
IP007	Ranelagh School	There are no known plans for the school to relocate and therefore it is now considered unlikely that the site will be available for housing within the next ten years.
IP012	Peter's Ice Cream	It was previously thought that the site would be redeveloped with student housing which is now considered unlikely. The principle of housing is considered acceptable subject to the relocation of existing uses on site.
IP013	Hill House Road	The site has been removed from the SHLAA as fewer than 10 residential units are expected to be delivered, although this will likely contribute to the Council's windfall allocation.
IP014	Orwell Church	There are no known plans for the Church to relocate and therefore it is now considered unlikely that the site will be available for housing within the next ten years.
IP018	Deben Road	There are no known plans for the existing businesses to relocate and therefore it is now considered unlikely that the site will be available for housing within the next ten years.
IP019	153-159 Valley Road	The development of the site has been completed.
IP020b	Water Tower, Park Road	The development of the site has been completed.
IP021	Randwell Close	The development of the site has been completed.
IP022	94 Foxhall Road	The development of the site has been completed.
IP023	Fire Station, Colchester Road	The site was previously thought to be unavailable, although development has now begun following the granting of planning permission for 59 houses.
IP025	Former Garages, Recreation Way	The development of the site has been completed.
IP028a	Land West of Greyfriars Road	It is now considered unlikely that this site will be developed for residential use.
IP028b	Land West of Greyfriars Road (Jewsons)	There are no known plans for the existing business on site to relocate and therefore it is now considered unlikely that the site will be available for housing within the next ten years.
IP036a	Shed 7	The development of the site has been completed.
IP036b	Shed 7	It is now expected that student accommodation will be delivered on site rather than residential.
IP042	Land between Cliff Quay and Landseer Road	The site was previously thought to be unsuitable for housing development, although there is now a resolution to grant planning

		permission for a mixed-use development on site to include 27no. flats.
IP044	Land South of Mather Way	It is now considered unlikely that the site will be available for housing in the near future as it has been found that the site is secured on a long lease for use as a car park, although is considered a potential windfall site.
IP045	Holywells Road West / Toller Road	The existing employment use of the site is now preferred to housing.
IP047	Land at Commercial Road	The landowner's intention for the site is now unclear and therefore it is considered to be a potential windfall site for housing alongside other potential uses.
IP049	No 8 Shed, Orwell Quay	An alternative use to housing is now preferred by the landowner.
IP050	Land West of New Cut	It is now considered unlikely that the site will be available for housing within the next ten years, although is considered a potential windfall site.
IP051	Old Cattle Market, Portman Road - South	Alternative uses to housing have now been identified by the Town Centre Masterplan.
IP055	Crown House etc., Crown Street	It was previously thought that residential units would form part of a redevelopment of the site although it is unlikely that land will be made available for such use in the near future.
IP058	Raeburn Road South / Sandy Hill Lane	It is now considered that alternative uses to housing should be explored for the site as the neighbouring sewage works raises significant amenity concerns.
IP061	School site, Lavenham Road	The site is no longer considered to be of an appropriate size for a new Primary School and therefore the principle of housing on part of the site is deemed an acceptable alternative.
IP064	Holywells Road East	The existing employment use of the site is now preferred to housing.
IP067	Former British Energy Site	It is now considered that alternative uses to housing should be explored for the site as the neighbouring sewage works raises significant amenity concerns.
IP068	Truck and Car Co	It is now considered unlikely that a small housing scheme could suitably mitigate the flood risk to the site and remain viable, as some land raising would likely be required.
IP072	Cocksedge Engineering, Sandy Hill Lane	It is now considered that alternative uses to housing should be explored for the site as the neighbouring sewage works raises significant amenity concerns.
IP081	Land North of Ranelagh Road	It is now considered unlikely that appropriate access arrangements for the revised site could be found given its location adjacent to a busy road junction.
IP085	345 Woodbridge Road	An alternative use to housing has recently been granted for the site.
IP091	Cambridge Drive	The development of the site has been

		completed.
IP097	Telephone Exchange, Portman Road	It is now considered unlikely that the site will be available for housing in the near future.
IP101	R/O Stratford Road & Cedarcroft Road	The site was previously thought to be suitable for housing development although it is now considered that access constraints to the site could not be overcome, whilst its existing amenity use is preferred.
IP104	301-305 Norwich Road	There are no known plans for the existing business to relocate and therefore it is now considered unlikely that the site will be available for housing within the next ten years.
IP108	Builders Yard, Vermont Crescent	There are no known plans for the existing business to relocate and therefore it is now considered unlikely that the site will be available for housing within the next ten years.
IP112	2 & 4 Derby Road	The existing employment use of the site is now preferred to housing.
IP118	Rear of 76-108 Victoria Street	The development of the site has been completed.
IP120	Land West of West End Road	There are no known plans for the existing business to relocate and therefore it is now considered unlikely that the site will be available for housing within the next ten years.
IP127a	15-39a Bucklesham Road	The development of the site has been completed.
IP128	Former Driving Test Centre, Woodbridge Road	The development of the site has been completed.
IP130	South of South Street	It is considered that only part of the originally identified site is appropriate for housing such that its revised area and likely numbers would fall below the scope of this review. However, any new development on this site would contribute to the Council's windfall allocation.
IP142	Duke Street	The site is no longer considered to be of an appropriate size for a new Primary School and therefore the principle of housing on part of the site is deemed an acceptable alternative.
IP154	2-6 Russell Road	The existing leisure/commercial uses of the site are now preferred to housing.
IP156	Land between Star Lane and College Street east of Slade Street	The site was previously thought to be suitable for housing development although a hotel has recently been constructed on site.
IP162	52 Belstead Road	The development of the site has been completed.
IP163	Rear of 411-417 Bramford Road	The development of the site has been completed.
IP166	Former Reservoir, Spring Road	The development of the site has been completed.
IP167	11 St Georges Street	The development of the site has been completed.
IP172	15-19 St Margaret's	The site has been removed from the SHLAA

	Green	as fewer than 10 residential units are expected to be delivered on site, although this will likely contribute to the Council's windfall allocation.
IP173	36-48 St Helen's Street	The development of the site has been completed.
IP174	12 Tacket Street	An alternative use to housing has recently been granted for the site.
IP177	Lock-up Garages rear of 16-30 Richmond Road	The site has been removed from the SHLAA as fewer than 10 residential units are expected to be delivered on site, although this will likely contribute to the Council's windfall allocation.
IP179	Land surrounding Thurleston Lane (part of option A)	The site was previously thought to be suitable for housing development although this is now considered unlikely in the plan period given the infrastructure constraints that exist.
IP180, 181, 182, 185 & 186	Northern Fringe	Revised dwelling numbers to reflect draft Supplementary Planning Document (SPD). Former site IP185 amalgamated into IP181, and similarly IP186 incorporated into IP180 to reflect three potential build phases of the development.
IP183	Land north of Millennium Cemetery (part of option E)	The site was previously thought to be suitable for housing development although an alternative use of the site is now preferred.
IP184	Land adjacent to Humber Doucy Lane (part of Option F)	The site was previously thought to be suitable for housing development although this is now considered unlikely in the plan period given the infrastructure constraints that exist.
IP200 – IP259 (15 sites)	Various	Added to SHLAA to provide up-to-date position of new housing sites.

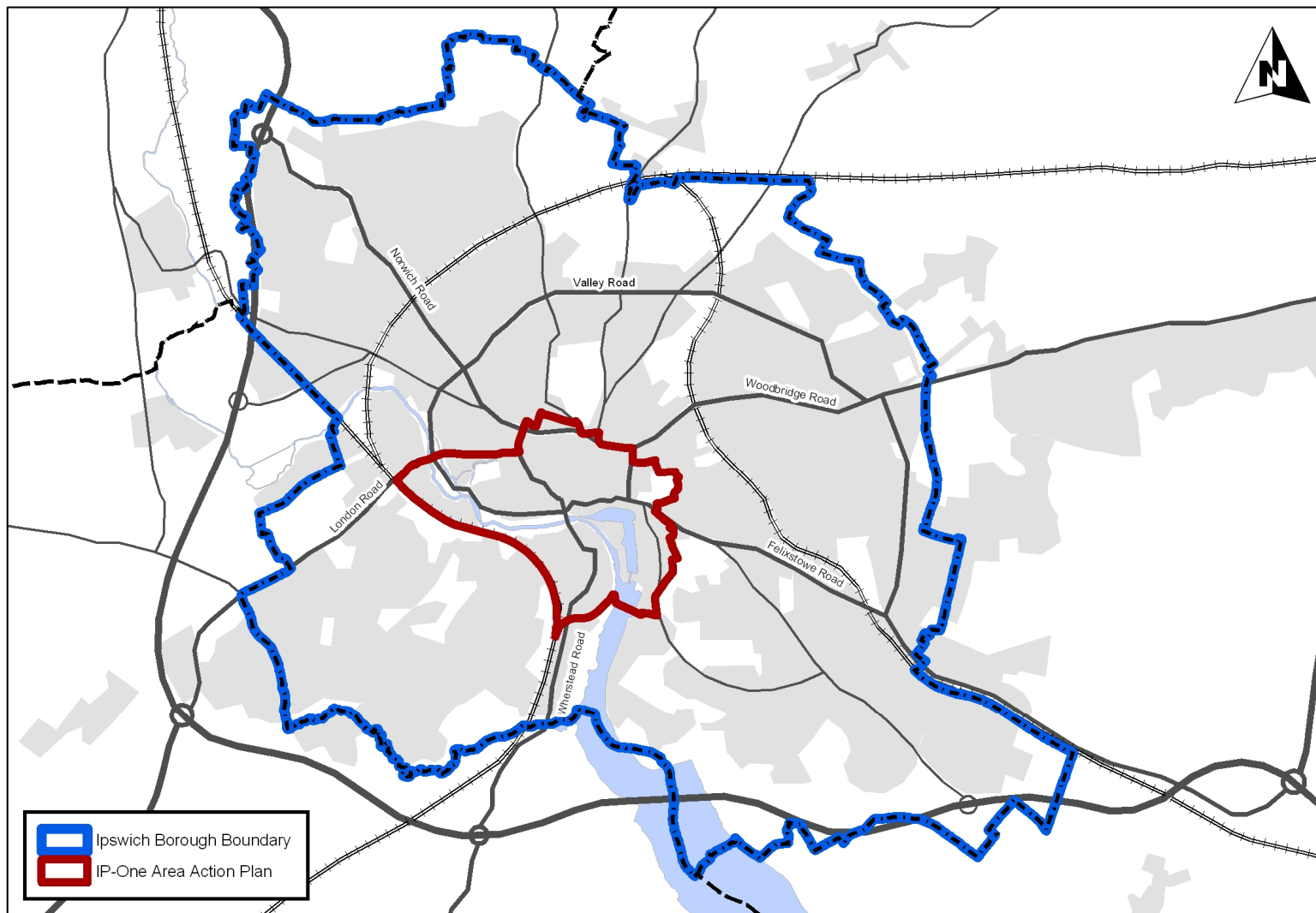
6. Review of the Assessment

- 6.1 This document does not allocate sites for housing development. The purpose of the SHLAA is to assess the deliverability and developability of sites and information contained within this document will be used to inform an indicative housing trajectory for the Borough, setting out how much housing can be provided and when.
- 6.2 The SHLAA will be reviewed annually to ensure that the Council holds an up-to-date view of future housing supply in the Borough. Comments on the suitability, availability and achievability of the sites contained in this update are welcome in order to inform each subsequent review.

7. Contacts

Ipswich Borough Council	Mark Knighting
	Senior Planner
	Mark.Knighting@ipswich.gov.uk
	01473 432905

Map: Ipswich Study Area



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100021566 2008.

Owner/Agent Form

Annex B

The information on this form is to be used for the purpose of informing the Council's Strategic Housing Land Availability Assessment update and housing trajectory.

SHLAA reference: IPXXX

1. Would you be willing for the content of this form to be published on the Council's website? (Please circle) – **personal telephone numbers and e-mails will not be published**

Yes

No

2. What are the future intentions for the site?

3. Are there any tenants on site?

Yes

No

If you answered yes to question 3, please indicate how many tenants there are and when their lease expires.

Tenant 1:

Tenant 2:

Tenant 3:

4. Is there an intention to begin and complete any development on site in the next few years? If yes, please indicate the likely timescale (within next 5 years, 6-10 years or 11-15 years).

PTO

5. Please advise if we have your correct contact details? (Please circle)

Yes

No

Form completed by (Name) _____

Company name _____

Please give address if different from the address on the letter

Address: _____

Post Code: _____

Tel No: _____

Email: _____

On the (Date) _____

Thank you for your assistance.

Please return the completed form by **19th December 2012** to:

Planning Policy, Ipswich Borough Council, Grafton House, 15-17 Russell Road,
Ipswich, IP1 2DE

or

e-mail: mark.knighting@ipswich.gov.uk. Please also use this email if you wish to request an electronic copy of the form.

Site Sheets