

Ipswich Borough Council Core Strategy Policy Testing

In January 2010 Ipswich Borough Council commissioned the Essex Design Initiative to undertake a site appraisal of two brownfield sites that had been identified for redevelopment in the IP-One Area Action Plan (AAP) Preferred Options development plan document (November 2007), which had also been identified with potential for housing development in the Council's draft strategic housing land availability assessment (SHLAA) (September 2009).

The two sites identified were at Vernon Street (reference IP039/UC040) and 240 Wherstead Road (reference IP080/UC085). The site at Vernon Street was identified in the IP-One AAP for 80% high-density housing and 20% community use / workshops. The SHLAA identified the site as having potential for 80% high-density housing but at a lower number than that suggested in the IP-One AAP. The site at 240 Wherstead Road was identified in the IP-One AAP for 100% low-density housing, although the SHLAA identified the site as having potential for 100% medium-density housing.

The site at Vernon Street is in active use with multiple occupiers and multiple ownerships. The site at 240 Wherstead Road is in one ownership and vacant. The purpose of this exercise was to show how density, mix and amenity space requirements set out in the Council's Proposed Submission Core Strategy and Policies (September 2009) could be met and still deliver the suggested allocations in the IP-One AAP and the potential housing suggested in the SHLAA. The results of this exercise are contained in the letter from the Essex Design Initiative to Ipswich Borough Council dated 26 February 2010 and the accompanying diagrams are without prejudice to any future decisions about possible site allocation or future planning applications and are for illustrative purposes only. Site capacities may vary and what is suggested is only indicative. Landowners may have their own ideas about site development or may in fact decide what the Council is suggesting is not compatible with their own plans.

Robert Hobbs
Senior Planner (Policy)
25 March 2010

26 February 2010

Dear Mr. Hobbs,

Ipswich Core Strategy Policy Testing

I confirm that we have tested policies relating to sites IP039 and IP080 by preparing notional sketch layouts. The results were as follows:-

Site IP039, Vernon Street

2,100m² ground floor commercial space (approx. 20% of total floor area).

67 2-bedroom flats.

38 3-bedroom 2-storey maisonettes, making 105 dwellings total.

115 residents' parking spaces (site is within Ipswich One Action Area).

25 operational parking spaces for commercial space.

Approx. 4,000m² amenity space.

4 storeys at southern end of site, 2 storeys adjacent to conservation area and listed buildings at northern end.

Mix of uses in accordance with policy DC5.

All other policies complied with.

Site 080, Wherstead Road

8 2-bedroom 2-storey houses.

5 3-bedroom 2-storey houses.

13 2-bedroom flats on 4-5 storeys, making 26 dwellings total.

10% site area public open space.

50m² gardens for 2-BR dwellings, 75m² for 3-BR, 25m² amenity space per flat in accordance with policy DC3.

1 parking space communal per dwelling for 2-BR houses, 2 curtilage spaces per dwelling for 3-BR houses, 1 space communal per flat in accordance with Planning and Development Committee Report 2/9/09.

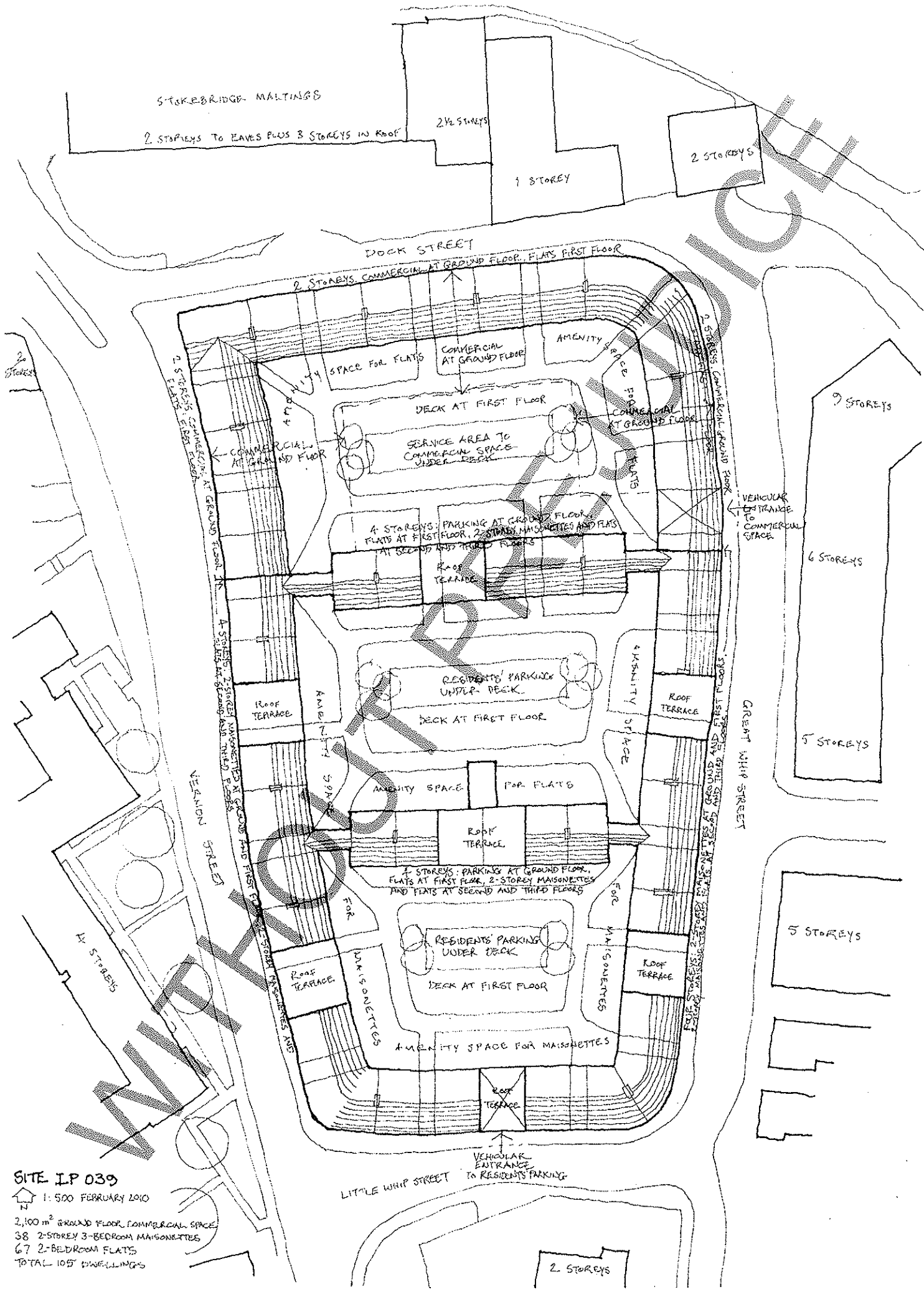
Mix of dwelling types in accordance with policy CS8.

All other policies complied with.

Yours faithfully,

Elizabeth Moon
Urban Design Manager

The Essex Design Initiative, Built Environment, Essex County Council, County Hall, Chelmsford CM1 1QH



SITE IP 039

1:500 FEBRUARY 2010

- 2,100 m² GROUND FLOOR COMMERCIAL SPACE
- 38 2-STORY 3-BEDROOM MAISONNETTES
- 67 2-BEDROOM FLATS
- TOTAL 105 DWELLINGS



SITE IP 080

1:500
 N FEBRUARY 2010

- 5 NO. 3-BEDROOM HOUSES
- 8 NO. 2-BEDROOM HOUSES
- 13 NO. 2-BEDROOM FLATS
- TOTAL 26 DWELLINGS

WHERSTEAD ROAD
 PUBLIC OPEN SPACE