

POLICY CS10: Ipswich Garden Suburb

- 8.129 The presumption in favour of sustainable development requires that strategic policies should, minimum, provide for objectively assessed needs for housing. Paragraph 72 of the National Planning Policy Framework states that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as extensions to existing towns, provided they are well located and designed and supported by the necessary infrastructure and facilities.
- 8.130 Urban regeneration objectives have led the Council to focus development into central Ipswich over recent years. This has supported the successful regeneration of the Waterfront and Portman Quarter, introducing a greater range of uses into each, thereby adding to their diversity and vibrancy. This strategy has seen significant redevelopment of previously developed sites within the town (including 93% of all housing between 2001 and 2014). It has benefited from rationalisation and restructuring in the employment sector away from more land intensive activities such as manufacturing, so that sites such as that on Ranelagh Road (formerly Compair Reavell) have come forward for mixed use redevelopment. However, the manufacturing sector has shrunk significantly and therefore it raises the question as to how far into the future the rationalisation of land uses in the centre of Ipswich will sustain a supply of brownfield sites.
- 8.131 The tight urban boundary to Ipswich Borough means that there is only one area of extensive greenfield land still available on the periphery of the town and within the Borough. The land is located on the northern edge of the urban area and is known as the Northern Fringe. Development of the Northern Fringe following garden suburb principles would represent a major urban extension to the town and, therefore, it is a strategic proposal to be planned through the Core Strategy.

POLICY CS10: IPSWICH GARDEN SUBURB

Land at the northern fringe of Ipswich, which is referred to as Ipswich Garden Suburb, will form a key component of the supply of housing land in Ipswich during the plan period.

The site, identified on the Policies Map, consists of 195ha of land which will be developed comprehensively as a garden suburb of three neighbourhoods: Henley Gate neighbourhood (east of Henley Road and north of the railway line), Fonnereau neighbourhood (west of Westerfield Road and south of the railway line) and Red House neighbourhood (east of Westerfield Road). Over the plan period, the site will deliver land uses as set out below:

Land use	Approximate area in hectares
Public Open space, sport and recreation facilities including dual use playing fields	40
A Country Park (additional to the public open space above)	24.5 (minimum)
Residential development of approximately 3,500 dwellings (of which at least 3,295 dwellings would be within the plan period)	100
A District Centre located within Fonnereau Neighbourhood, providing:	3.5

- a) A maximum of 2,000 sq m net of convenience shopping, to include a medium/large supermarket between 1,000 and 1,700 sq m net;
- b) Up to 1,220 sq m net of comparison shopping;
- c) Up to 1,320 sq m net of services uses to include only restaurants, cafes, offices, public house and hot food takeaway uses;
- d) Healthcare provision;
- e) A library;
- f) A police office;
- g) A multi-use community centre; and
- h) Residential accommodation in the form of appropriately designed and located upper floor apartments.

Two Local Centres located in Henley Gate and Red House neighbourhoods, together providing:

- i) Up to 500 sq m net of convenience retail floorspace
- j) Up to 600 sq m net of comparison retail floorspace; and
- k) Up to 500 sq m net of service uses to include only restaurants, cafes, offices, public house and hot food takeaway uses; and
- l) Community Centre use (which could include Country Park Visitor Centre use) located in Henley Gate

1.5 including 0.5ha per local centre in the Henley Gate and Red House neighbourhoods and 0.5ha within the Henley Gate neighbourhood for the country park visitor centre and community centre.

A secondary school within the Red House neighbourhood with access from Westerfield Road 9

Three primary schools (one in each neighbourhood) 6

Primary road infrastructure, including a road bridge over the railway to link the Henley Gate and Fonnereau neighbourhoods 5

The broad distribution of land uses is indicated on the Policies Map. The detailed strategic and neighbourhood infrastructure requirements for the development are included in Table 8B in [Chapter 10](#). Triggers for their delivery will be identified through the Ipswich Garden Suburb Infrastructure Delivery Plan.

Future planning applications for the site shall be supported by an Infrastructure Delivery Plan based on the identified infrastructure requirements set out in Table 8B. The Infrastructure Delivery Plan shall set out in detail how the proposed development and identified strategic and neighbourhood infrastructure will be sequenced and delivered within the proposed schemes.

Overall, the Council will seek 31% affordable housing at Ipswich Garden Suburb. For each individual application, the level of affordable housing should be the maximum compatible with achieving the overall target and achieving viability, as demonstrated by an up to date viability

assessment which has been subject to independent review. The re-testing of the viability will occur pre-implementation of individual applications within each neighbourhood. Each phase of development will be subject to a cap of 35% affordable housing. The Council will seek a mix of affordable dwelling types, sizes and tenures in accordance with [Policies CS8](#) and [CS12](#).

An Ipswich Garden Suburb Supplementary Planning Document (SPD) has been adopted, which will:

- i) guide the development of the whole Ipswich Garden Suburb area;
- ii) amplify the infrastructure that developments will need to deliver on a comprehensive basis alongside new housing, including community facilities and, at an appropriate stage, the provision of a railway crossing to link potential development phases, in the interests of sustainability and integration;
- iii) guide the detailed location of a district and two local centres and other supporting infrastructure; and
- iv) provide guidance on the sequencing of housing and infrastructure delivery required for the development.

Development proposals will be required to demonstrate how they have had regard to the principles, objectives and vision of the adopted SPD. They should positively facilitate and not prejudice the development of other phases of the Ipswich Garden Suburb area and meet the overall vision for the comprehensive development of the area as set out in the SPD.

Any development will maintain an appropriate physical separation of Westerfield village from Ipswich and include green walking and cycling links to Westerfield station, and provide the opportunity for the provision of a country park as envisaged by [Policy CS16](#) and is more particularly identified in the SPD.

The land to the west of Tuddenham Road north of the railway line is allocated for the replacement playing fields necessary to enable development of the Ipswich School playing field site as part of the Garden Suburb development.

- 8.132 The indicative capacity at the Ipswich Garden Suburb identified in the Strategic Housing and Economic Land Availability Assessment has been reduced to 3,500 dwellings following early capacity work on the Ipswich Garden Suburb Supplementary Planning Document. The Council has identified a need for 8,280 dwellings between 2018 and 2036, and the Garden Suburb forms a key component of meeting this need. The Council will work with Babergh, Mid Suffolk and East Suffolk District Councils to ensure optimum sustainable distribution of housing within the Ipswich Strategic Planning Area, bearing in mind the amenity and ecological value of the countryside outside the Borough boundary as well as within it, and the increased congestion effects of any development outside the Borough boundary.
- 8.133 The policy provides for residential led development at the Ipswich Garden Suburb. The County Council's Structure Plan in 2001 concluded that of all major greenfield sites around the edge of Ipswich, the north Ipswich area was the most appropriate next one to build on. This conclusion was reached following an independent examination of various options.
- 8.134 In practical terms there are no other areas within the Borough boundary that the Council could realistically identify as having the potential as a location of future growth across the plan period.
- 8.135 The infrastructure requirements at the Garden Suburb will be significant and include new roads,

ecological networks and green corridors, new public transport routes and services, green infrastructure such as allotments and sports facilities, new schools, new recreation provision, healthcare provision and local shopping facilities. This infrastructure can also deliver benefits to the existing communities in the area and help to sustain them. A comprehensive and coordinated approach to the development of the Garden Suburb is required to ensure the proper planning and delivery of this infrastructure. The Council will consider using its compulsory purchase powers, where necessary, to enable comprehensive development and infrastructure delivery to take place.

8.136 The detailed infrastructure requirements of the development of approximately 3,500 dwellings at the Garden Suburb are identified in Table 8B in [Chapter 10](#) of the Core Strategy. All infrastructure items identified through this policy and Table 8B have been identified by the Council and relevant providers as necessary to make the development acceptable in planning terms for various reasons related to ensuring sustainable development, mitigating transport impacts, meeting Habitats Regulations 2017 (as amended) requirements and ensuring future residents are well served by the necessary educational and social facilities essential to any successful residential development of this nature and scale. Each Ipswich Garden Suburb planning application will comply with the Community Infrastructure Levy Regulations tests. Table 8B divides the infrastructure into two categories:

1. Strategic Infrastructure, which is required to mitigate the cumulative impact of, and serve the whole of, the Garden Suburb development.
2. Neighbourhood Infrastructure, which refers to local infrastructure required primarily to serve the needs of the residents of the neighbourhood in which it is located.

8.137 The purpose of Table 8B is to set a clear steer on what infrastructure should be provided. The trigger points for the delivery of the infrastructure items identified through Table 8B will be determined as part of the preparation of the Infrastructure Delivery Plan. This is intended to provide assurance as to how the development of the Ipswich Garden Suburb will be appropriately sequenced and supported by the necessary infrastructure. The triggers will be guided by:

- Advice from key stakeholders in light of available evidence concerning existing capacity, likely impact and mitigation required, for example through the Transport Assessment;
- The likely sequencing and management of development identified through Strategic Phasing Plan documents;
- The desire to create cohesive neighbourhoods in the interest of securing a sustainable development pattern and consideration of what is necessary at various stages of the development in order to deliver a sustainable form of development;
- Ensuring that the development is viable and deliverable; and
- The availability of appropriate land.

8.138 Prior to development on the Ipswich School Playing Fields site, replacement sports facilities will be required to be first provided in accordance with [Policy DM5](#). The site for replacement playing fields is allocated to the west of Tuddenham Road and north of the railway line.

8.139 The total number of dwellings likely to be accommodated within the Garden Suburb is

approximately 3,500. In order to ensure that any development proposed for this area conforms to a coherent plan, work on the supplementary planning document commenced in early 2012 following the adoption of the Core Strategy in December 2011. Any planning application for the development of the area will be required to have regard to the content of the Supplementary Planning Document, which was adopted in March 2017. This is to ensure the proper long term planning of the Ipswich Garden Suburb area to deliver sustainable, integrated development. Key conclusions about infrastructure provision at the Garden Suburb from the Secretary of State's dismissal of the appeal by Mersea Homes in September 2010 are reflected in the policy above.

8.140 The Council has undertaken extensive viability work with input from the various development promoters at Ipswich Garden Suburb. This concludes that 31% affordable housing calculated as a percentage of dwellings is deliverable across the whole scheme. The Council will seek to secure 31% affordable housing across the scheme which would equate to 1,085 affordable houses in a total scheme of 3,500 homes. It is further recognised that the investment needed in infrastructure during the early phases of development may necessitate a lower percentage of affordable housing, but the viable percentage will increase as the need for infrastructure investment decreases in the later phases to allow the overall target of 31% across the Ipswich Garden Suburb. The Council recognises that the levels of affordable housing will be subject to more detailed viability work as part of the planning application process, and for those proposals which include a significant scale of development, then pre-implementation re-testing of viability will be expected for individual applications within a proposal. In recognition of the investment and risk certain development promoters will be making in the early phases of their developments, a 35% cap on the percentage of affordable housing for each phase will be applied (i.e. phases N1(a), N1(b), N2(a), N2(b), N3(a) and N3(b) as set out in the Ipswich Garden Suburb Viability Assessment by Gerald Eve, June 2016). It may be appropriate for certain components of each phase to deliver more than 35% affordable housing in order to deliver the overall target of 31%. These provisions would be secured through the relevant planning obligations. The development phases are illustrated on the map below.

8.141 This policy supports Plan Objectives 2 and 3.

MAP 3 – IGS1 Phases of development at Ipswich Garden Suburb as defined through the Infrastructure Delivery Plan adopted February 2017

