

POLICY CS10: Ipswich Northern Fringe

- 8.102 The Council needs to identify broad locations and specific sites that will enable the continuous delivery of housing for at least 15 years from the date of adoption (PPS3 paragraph 53). Specific sites will need to be identified for the first ten years of the plan period. For the last five years, specific sites or broad locations can be indicated.
- 8.103 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 Ipswich Village, 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 95% of all housing between 2001 and 2009). 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.
- 8.104 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 would represent a major urban extension to the town. This could work against the plan's spatial strategy set out in policy CS2 by undermining urban regeneration efforts. Therefore, the questions as to whether the Northern Fringe land is needed as part of the fifteen year land supply, and how or when it would be released if so, are strategic issues to be determined through the Core Strategy.

POLICY CS10: IPSWICH NORTHERN FRINGE

Land at the Northern Fringe of Ipswich, north of Valley Road/Colchester Road and between Henley Road in the west and Tuddenham Road in the east, will form the main source of supply of housing land in Ipswich after 2021.

However, due to the limited availability of previously developed land in the rest of the town, the delivery of 1,000 dwellings will be expected to commence prior to 2021 on land to the east of Henley Road and south of the railway line. A prerequisite for any development being granted planning permission in the Northern Fringe will be the prior adoption by the Council of a supplementary planning document providing a development brief to:

- a. **guide the development of the whole Northern Fringe area;**
- b. **identify 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; and**
- c. **set out a schedule of infrastructure charges.**

The Borough Council will start to prepare the supplementary planning document as soon as the Core Strategy is adopted.

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 within the Northern Fringe as envisaged by CS16 and as shall be more particularly identified in the SPD.

Should housing delivery be falling significantly short of requirements, the Council would at that time need to consider allowing additional land in the Northern Fringe to be released for development prior to 2021.

- 8.105 The indicative capacity at the Northern Fringe identified in the Strategic Housing Land Availability Assessment is about 4,500 dwellings. When determining its views on the precise number and timing of delivery of dwellings needed at the Northern Fringe, the Council will use a range of evidence including the Ipswich Housing Needs Study projections for the whole of Ipswich Policy Area, projections for employment demand, demand for Ipswich Borough housing stock and for other Social Housing, together with an estimate of the level of existing vacant property and other relevant factors to assist it in reaching its view on the appropriate household and dwelling growth numbers for the Policy Area and the Borough area.
- 8.106 The Council will work with Babergh, Mid Suffolk and Suffolk Coastal District Councils to ensure optimum sustainable distribution of housing within the Ipswich Policy Area, bearing in mind the amenity 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.
- 8.107 The policy provides for residential led development at the Northern Fringe. This would include some or all of the areas between Henley Road in the west, and Tuddenham Road in the east and north of Valley Road/Colchester Road. 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.
- 8.108 In practical terms there are no other areas within the Borough boundary that the Council could realistically identify as having the potential as a broad location of future growth for the final phase of the 15 year plan period.
- 8.109 The Council recognises that it will need to keep the delivery of housing under review and it may be the case that further housing is required within the Northern Fringe up to 2021. At most, the Council envisages that this might mean a maximum of 1,500 dwellings would be required in the Northern Fringe prior to 2021. The final paragraph of the policy allows for this.
- 8.110 In developing an area even for 1,000 to 1,500 dwellings, the infrastructure requirements are likely to be significant and include new roads and green routes, new public transport routes and services, green infrastructure such as allotments and sports facilities, new schools, new recreation provision, new healthcare provision and local shopping facilities. This infrastructure can also deliver benefits to the existing communities in the area and help to sustain them. The proper planning and delivery of this infrastructure is most likely to result from a comprehensive approach to development in the area. Prior to development on the Ipswich School Playing Fields site, replacement sports facilities will be required to be first provided in accordance with Policy DM28. Infrastructure requirements were considered during the appeal by Mersea Homes against the Council's refusal of outline planning permission for major residential led development at the Northern Fringe (application reference IP/09/00465/OUT). The Secretary of State dismissed the appeal on 30th September 2010. Key conclusions about infrastructure provision from the letter and the Inspector's report are reflected in the policy above.

- 8.111 The total number of dwellings likely to be accommodated at the Northern Fringe could be as much as 4,500 in the longer term, but this will be determined through a review of the Core Strategy. The Council will commence a review of the Core Strategy in 2012/13. This will provide plenty of opportunity for interested parties – be they developers, landowners, local residents or others – to get involved and have their say prior to the extent of Northern Fringe development being determined. However, to ensure that any development proposed for this area prior to 2021 conforms to a coherent plan, work on the supplementary planning document will commence as soon as the Core Strategy has been adopted. The work on the supplementary planning document will incorporate sufficient flexibility to allow for a wide range of housing numbers for the Northern Fringe.
- 8.112 This policy supports plan objective 3.