



IPSWICH

BOROUGH COUNCIL

Minutes

Meeting	Northern Fringe Development Steering Group
Date	6 th November 2012
Time	09.30
Location	Grafton House
Present	Laurence Collins(IBC) (LC) Chair Anita Seymour (IBC Planning Policy) (AS) Phil Sweet (IBC Senior Projects Officer) (PS) Neil McManus (SCC) (NM) Fionnuala Lennon (Atlas) (FL) Nicholle Phillips (Crest Nicholson) (NP) Paul Wranek (Ipswich School) Martin Blake(Mersea Homes) (MB) Stuart Cock (Mersea Homes) (SC) Ian Dix (Vectos) (ID) Joanne Cave (David Lock Associates) (JC) Arwel Owen (David Lock Associates) (AO) Denis Cooper (IBC Drainage) (DC) (for item 9) Robert Hobbs (IBC) (minutes)
Apologies	Steve Miller (IBC Operations Manager Town Planning) (SM) Dave Watson (SCC) (DW)
Distribution	Attendees only
Minutes Agreed	4 December 2012

Items:

		Action	Attachments
2.0	Minutes of Last Meeting 11th October		
2.1	Agreed		

3.0	Feedback from Community Steering Panel meeting of 25 October on Issues and Options		
3.1	IBC will report detailed comments from Community Steering Panel members to Executive committee on 27 th November 2012.	SM	
4.0	Density Issue		
4.1	Discussion around the density of 35 dwellings per hectare (dph) and whether it represents low or medium density. It was noted that there will be a range of densities and this will be explained in the Issues and Options report. The adopted Core Strategy requires an average density of 35 dph in policy DM30 although exceptions can be considered.		
5.0	Draft Issues and Options Report		
5.1	There has been pre-consultation on the document with members of the Community Steering Panel and as noted in 3.1, comments made will be presented to Executive on 27 th November. It was agreed that the persons per dwelling for this document be 2.35 persons per household. Final report to be sent to RH on 12 th November.	JC/RH	
6.0	Timetable and arrangements for public consultation on Issues and Options		
6.1	Draft timetable indicates public consultation to begin on the Issues and Options on 7 th January 2013. David Lock Associates to produce the panels in consultation with IBC. Venues to be booked and staffed in Ipswich town centre, north Ipswich, and Westerfield. IBC to arrange publicising the consultation.	JC/PS	
7.0	Updated Supplementary Planning Document (SPD) timetable		
7.1	Suggested that public consultation on the draft SPD be undertaken in June and July to avoid the summer holidays. Possible that timetable could be delivered sooner with an earlier adoption date. IBC to note these comments in future revisions to the timetable.	PS	
8.0	Infrastructure schedule and Delivery		
8.1	It was suggested that IBC should prioritise infrastructure into the categories of critical, required and desirable. It was agreed that the transport infrastructure elements of the schedule to be discussed at a future Transport Working Group meeting. IBC will investigate opportunity for undertaking viability appraisal of the infrastructure required in the context of deliverability of the SPD.	SM/ID LC	

8.2	A further detailed discussion around infrastructure will take place on at the next Development Steering Group (DSG). IBC will update the DSG on progress on its community infrastructure levy.	RH	
9.0	Drainage		
9.1	It was identified that the strategic flood risk assessment was evidence for the Core Strategy and that a detailed flood risk assessment would only be required as part of an outline planning application. The SPD would identify an estimate of space and location for SUDS.	SM/RH	
10.0	Updates on retail, energy, sports and recreation provision, Wildlife Audit 2012, and Sustainability Appraisal		
10.1	IBC will distribute the draft Assessment of retail provision for the Northern Fringe report to the Development Steering Group (DSG) prior to the next meeting.	SM	
10.2	IBC will update the DSG in respect of their energy analysis prior to the next meeting.	PS	
10.3	PW noted that Ipswich School remain interested in new sports facilities despite purchasing Rushmere Sports and Social Club.		
10.4	IBC have received a draft Phase 1 Habitat Survey for the Northern Fringe, which will be circulated to the DSG prior to the next meeting.	SM	
10.5	Sustainability appraisal of the three options will be reported to the next meeting and will accompany the Issues and Options report at the consultation.	SM	
11.0	AOB		
11.1	None.		
12.0	FOI		
12.1	Nothing reported.		
13.0	Date of next meeting		
13.1	Next meeting date is Tuesday 4 th December.		

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