

Planning Brief

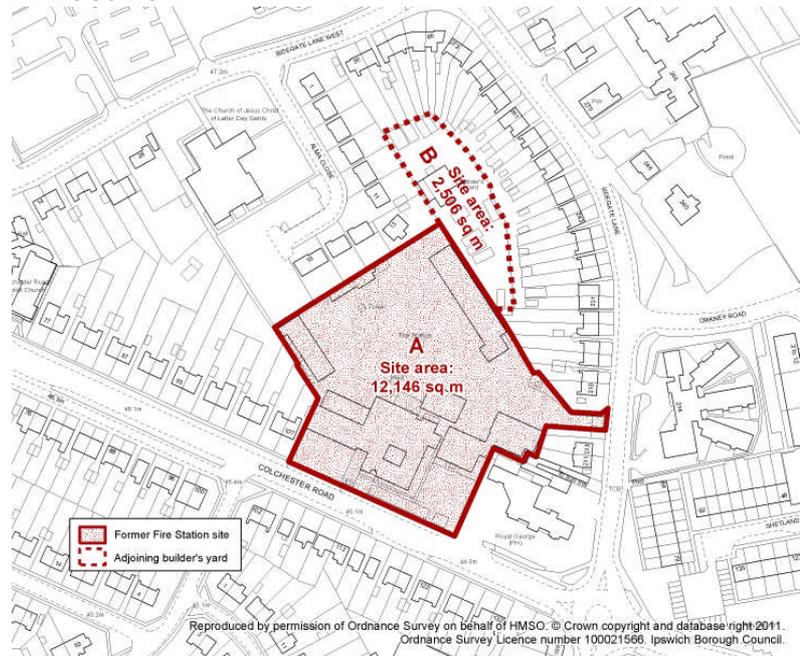
Status:

Planning Guidance

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Fire Station Site, and Adjoining Builders Yard Colchester Road, Ipswich

1. Location



2. Site area

The site to which the brief relates is subdivided into two parts. Site A (the site of the former fire station) has an area of 1.21ha. Site B (the adjoining builder's yard) has an area of 0.25ha.

3. Land ownership

Site A – Suffolk County Council.

Site B – private (Hopkins Homes).

This brief envisages a comprehensive development of both sites together.

JUNE 2011

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4. Existing land use

Site A – former fire station.

Site B – builder's yard.

5. Policy designations

5.1 Adopted Ipswich Borough Local Plan 1997: unallocated.

5.2 Ipswich Local Development Framework:

The Site Allocations and Policy DPD identifies residential development as the best use of the fire station site and confirms that it would make an important contribution to the Borough's housing targets (Site Ref No. UC024). However only a partial (20%) allocation for residential development was proposed on the understanding that the fire station was to be retained for the foreseeable future. The DPD also indicates that the vacant builder's yard adjoining the fire station site to the north may offer scope for further residential development.

5.3 Following the recent decision to relocate the fire station, the Council's current housing trajectory (November 2010) anticipates that housing development could be delivered within 1-5 years, making an important contribution to the 5 year housing land supply. The Council's Strategic Housing Land Availability Assessment (SHLAA) update, which is now in progress, will include this as a deliverable housing site with an indicative capacity of 57 dwellings. The SHLAA will inform the next stage of the production of the Sites Allocations and Policies DPD.

5.4 The site is located within 250m. of a defined Local Centre (Colchester Road 61-67) and more than 800m. from a defined District Centre (Woodbridge Road)

6. Planning history

6.1 No material planning history.

7. Key Planning Policy Requirements

7.1 The site shall be developed for low-density housing with a maximum density of 39 dwellings per hectare (see policy DC31 of the Ipswich Borough Council Core Strategy and Policies DPD – abbrev = CS&P).

7.2 A minimum of 35% of the housing shall be affordable housing. Of this a minimum of 65% must be social rented housing (see East of England Plan policy H2, and CS&P policies CS12, and DC25). The Council's preference would be for all affordable properties to be social rented.

7.3 The recommended mix for the 20 units of affordable housing (assuming provision of a total of 57 dwellings on sites A and B combined) is as follows:-

All social rented

6 x 2 bed
13 x 3 bed
1 x 4 bed

65: 35 Split

Rented:

3 x 2 bed houses
9 x 3 bed houses
1 x 4 bed house

Shared ownership:

3 x 2 bed houses
4 x 3 bed houses

7.4 The abovementioned requirements reflect the Council's up to date policy position and recommended mix for any affordable housing. However as stated in Policy CS12 of the Core Strategy actual provision will be determined through negotiations having regard to a range of criteria set out in paragraph 8.128 of the Core Strategy and subject to viability testing using a recognised toolkit. The option of the inclusion of an element of affordable rent tenancies in any proposed mix of affordable housing for the site will be the subject of negotiation at the time of any planning application.

7.5 Policy DC25 of the CS&P makes a presumption in favour of on-site provision rather than the payment of a commuted sum in lieu and requires that the affordable housing:-

- a. is designed and built to the highest standards including the appropriate level of Code for Sustainable Homes at the time;
- b. is integrated into developments and from external appearance should be indistinguishable from the market housing;
- c. should not generally be grouped in clusters of more than 12-15 units; and
- d. has car parking provided at the same ratio as for the development as a whole.

7.6 All housing (ie including market housing) shall achieve a minimum of level 3 of the Code for Sustainable Homes and a minimum of 10% of energy requirements from decentralised and renewable or low-carbon sources. (CS&P policies DC1 and DC2, and RSS policy ENG1).

7.7 Developers are encouraged to exceed the following minimum floorspace areas should be exceeded for all residential units (CS&P DC31):

- at least 51 sqm for a 1 bed/ 2 person dwelling
- at least 66sqm for a 2 bed / 3 person dwelling
- at least 77 sqm for a 2 bed/ 4 person dwelling
- at least 93 sqm for a 3 bed/ 5 person dwelling and
- at least 106 sqm for a 4 bed/6 person dwelling

(Source: English Partnerships Quality Standards 2007)

7.8 A minimum of 15%** of the gross site area shall be laid out as incidental green space of which a minimum of 10% shall be useable public space as required by CS&P policy DC30. Additionally, in accordance with the provisions of policy DC30, other provision or contribution of public open space, sport and recreational facilities to address identified local deficiencies will be sought (see Section 11 below).

***See section 11 below for justification of this increase in the base line figure of 10% of site area.*

7.9 The following minimum level of car parking provision shall be made in accordance with the requirements of CS&P policy DC18 and the Council's current adopted Interim Standards as follows:-

- 1.5 spaces for all 2-bed properties
- 2 spaces for all 3-bed properties or larger.

7.10 A 25% reduction in provision may be considered in respect of any grouped unassigned car parking.

7.11 All garages shall have minimum internal dimensions of 6m x 3m.

7.12 Private outdoor amenity space shall be provided for all dwellings in accordance with the following minimum standards (CS&P policy DC3):-

- 1 or 2 bed houses = 50 sqm.
- 3+ bed houses = 75 sqm.
- apartments = 25 sqm. (may be achieved by a mix of private balconies and terraces and private communal areas).
- minimum balcony size of 5 sqm.

Provision will be in accordance with the above standards unless this would unavoidably conflict with the need to meet other density and urban design requirements of the plan or an applicant is able to demonstrate that a lower figure would be acceptable having regard to the particular circumstances of the proposals. In all cases applicants will be expected to demonstrate that adequate provision of private outdoor amenity space will be provided for the likely occupancy of the proposed dwellings.

8. Design Guidance

8.1 PPS1, PPS3 and CS&P policy DC5 (Urban design quality) set a requirement for all new housing development to be well designed and sustainable.

8.2 Ensuring that scheme design successfully meets all the various design related Building for Life criteria should ensure that the necessary high standard of design and sustainability will be achieved.

8.3 The published guidance *Achieving Building for Life (HATC, CABE, and the Housing Corporation, 2008)* is recommended to assist designers in achieving good

compliance with these various criteria.

8.4 A submitted scheme should be accompanied by validation report prepared by an independent, accredited Building for Life Assessor.

8.5 Site specific / additional guidance is as follows:-

- (i) All vehicular access to be taken from Sidegate Lane with the exception of the shared driveways that may be permitted to dwellings fronting Colchester Road as referred to below..
- (ii) Internal street to be constructed up to the back of footway on the Colchester
- (iii) Road frontage to give permeability for pedestrians and cyclists and a strong
- (iv) visual link into the housing area for urban design reasons but with no vehicular access permitted.
- (v) Houses to front Colchester Road and observe the established building line.
- (vi) Houses on Colchester Road frontage to have heightened scale to reflect scale of adjoining Royal George Public House.
- (vii) Shared driveways for units fronting Colchester Road to be incorporated – provision must be made for vehicles to enter and exit in forward gear.
- (viii) Development to be predominantly 2-storey houses to reflect established character of the area and to provide a comfortable relationship with surrounding residential properties. A limited number of apartments and / or maisonettes may be acceptable where it can be demonstrated that their introduction enhances the housing mix, helps make efficient use of land, will not cause undue overlooking of existing houses adjoining the site, and where it can be demonstrated that their introduction enhances the urban design of the submitted scheme.
- (ix) That part of site B to the rear of 9-13 Alma Close to be restricted to single-storey development.
- (x) The scheme design should embrace “home zone” principles to create an attractive and welcoming residential environment with a genuine sense of place. The quality and quantity of provision in this regard may justify some reduction in the brief requirement for 15% of the gross site area to be laid out as incidental greenspace. The Council suggests that the focal point should be a central green although other options that provide highly functional public space and contribute to good urban design may be acceptable.
- (xi) Scheme should incorporate a clearly defined landscape structure with generous planting to deliver both visual delight and biodiversity benefits.
- (xii) Additional avenue tree planting to Colchester Road frontage (highway verge) required.
- (xiii) Assume a requirement for sustainable urban drainage.
- (xiv) Waste storage and collection facilities to be carefully integrated into scheme design to be both functional but visually discrete.
- (xv) A fully integrated car parking strategy must be developed that ensures:-
 - an efficient use of parking space that includes adequate provision for visitor parking
 - safe and convenient provision that householders are likely to use
 - that car parking provision supports and does not undermine the achievement of an attractive public realm.
- (xvi) Site B, the former builders yard is now significantly wilded with some habitat value. Any submitted scheme should properly assess this habitat value and include proposals for appropriate mitigation.

8.6 The existing site context is classically suburban with low-medium density housing with substantial gardens and strong landscape elements.



Colchester Road frontage adjoining the site

The Royal George Public House has a somewhat enhanced scale and dominates the corner of Colchester Road and Sidegate Lane immediately adjoining the site.



The Royal George.

8.7 Key references:-

Building for Life – Guidance for Evaluation Housing development Proposals (CABE, 2007)

Achieving Building for Life (HATC/CABE/Housing Corporation – Sept 2008)

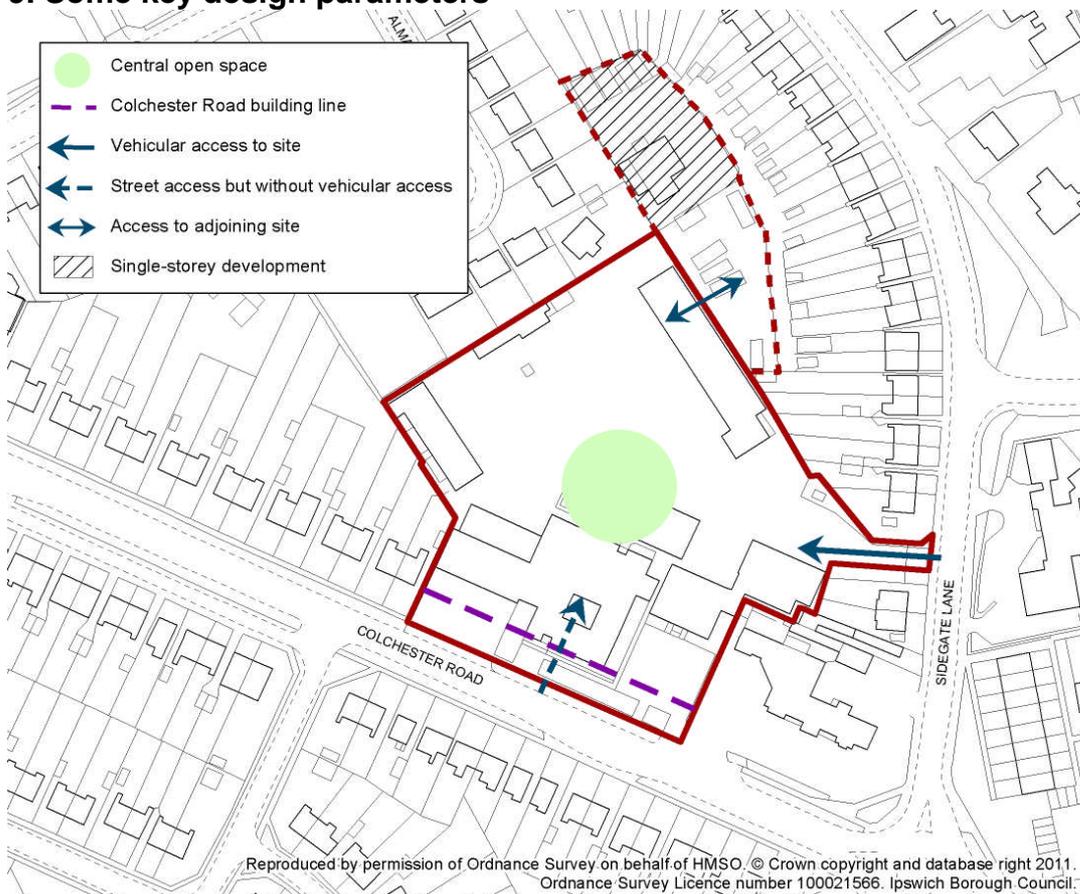
Manual for Streets (Department of Transport, 2007)

Car parking: What Works Where (English Partnerships, 2006)

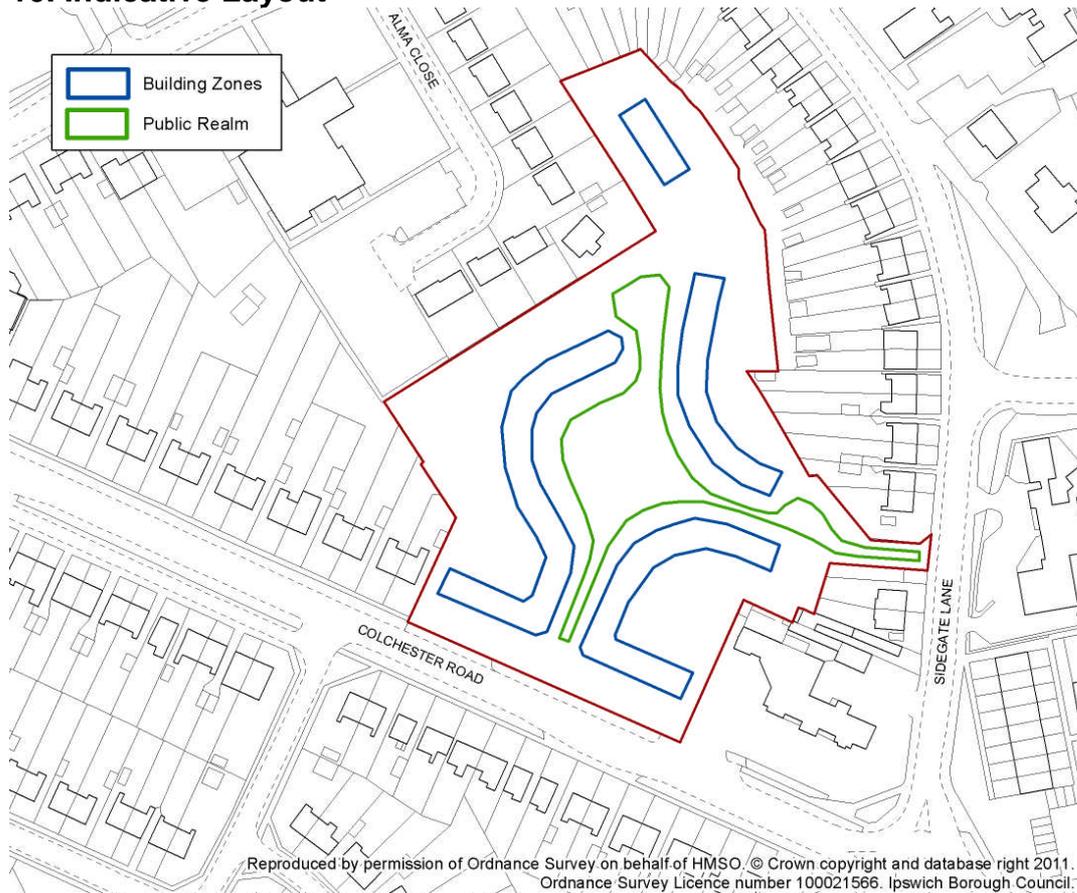
Biodiversity by Design (TCPA 2004)

Urban Design Compendium (English Partnerships, 2007)

9. Some key design parameters



10. Indicative Layout



11. Public Open Space

11.1 With reference to Policy 30 of the CS&P and the IBC Open Space Survey 2009 certain deficiencies in the level of provision of certain categories of public open space are identified in this area of the town as follows:-

Parks and gardens:- 25.35ha

Natural and semi-natural open space:- 29.39ha

Amenity greenspace:- 3.51ha

Provision for children:- 0.59ha

Provision for teenagers:- 0.49ha.

11.2 Assuming a new housing development generating a notional population increase of 143 persons (57 dwellings at 2.5 persons/ dwelling), and using the space standards per thousand population as set out in the Open Space Survey the following additional provision is required:-

Parks and gardens: 0.15ha

Natural and semi-natural open space: 0.19ha

Amenity greenspace: 0.06ha

Provision for children: 0.007 ha

Provision for teenagers: 0.003 ha

11.3 In the light of the above the on-site requirement for public open space will be increased from 10% to 15% of gross site area to contribute to the identified deficiencies in the provision of amenity greenspace, provision for children, and part natural/ semi natural space. A commuted sum of £20,738 will be sought as an in lieu contribution to the provision of additional parks and gardens, part natural/ semi-natural open space, and provision for teenagers.

12. Other requirements

12.1 The site has been used for commercial purposes. A desk-top geo-environmental study for the site will be required as a minimum.

12.2 An Anglian Water sewer (150mm to 375mm diameter) crosses the site.

12.3 Footway reconstruction of Colchester Road frontage.

13. Section 106 requirements

13.1 The following Section 106 contributions will be sought in respect of this development:-

(i) 35% affordable housing.

(ii) £20,738 contribution to off-site provision of public open space.

(iii) Suffolk County Council requirements as per letter dated 01 December 2010.

13.2 All contributions may be subject to viability testing at the applicants expense if required (3 Dragons Model to be used.)

14. Validation requirements

14.1 To include the following:-

Design and access statement (to include Building for Life Assessment).

Planning statement.

Affordable housing statement.

Transport assessment.

Travel Plan.

Contaminated land study.

Drainage scheme.

Flood risk assessment

Archaeology report.

Detailed landscaping / biodiversity enhancement strategy .

Sustainable design report (illustrating how the required level of Code for Sustainable Homes and renewable or low-carbon energy requirements will be achieved).
Statement of community involvement
Draft heads of terms (S106)

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