

A VISION AND CORE OBJECTIVES FOR IPSWICH NORTHERN FRINGE

VISION

- INF will be an exemplar 21st Century urban extension that will facilitate and encourage more sustainable patterns of living and lifestyle choices for future residents allied with a strong sense of community and local identity.
- It will be based on excellent standards of urban design, embrace best practice in terms of sustainability and seek to be an exemplar of its type that will raise the profile of Ipswich as a town in which to live and do business.
- It will deliver a wide enough choice of housing and facilities to ensure long-term value and create a balanced community over time.
- It will be well connected to jobs and services by foot, bike, and public transport.
- It will include places of different character that stand the test of time and appeal to different markets.
- It will be designed to conserve resources.
- It will benefit from hands-on management and long-term stewardship by responsible local organisations, both during development and after residents have moved in.
- The new development will be comprehensively planned and carefully phased to deliver a well-ordered expansion of the urban area that avoids piecemeal development and ensures any given phase has the necessary infrastructure to function well.
- It will engender local support by virtue of its clear vision, quality of planning and design, and community engagement.

The new development will be planned in accordance with four overarching themes:

- **CHARACTER**
- **COMMUNITY**
- **CONNECTIVITY**
- **CLIMATE CHANGE**



CORE OBJECTIVES

CHARACTER

- Given its peripheral location and the prevailing character of the adjoining urban area the essential design ethos will be that of a 21st Century garden suburb that combines the best aspects of accessible urban living with a strong emphasis on urban greening and contact with nature. Variations on that theme will however occur in each of the three main zones of the development area to give a distinct sense of identity to each zone.
- The character of the place will be landscape dominated, including street trees, and hedges as the main boundary treatment between private and public space in the Garden City tradition of Hampstead or Letchworth.
- The street layout will generally tend to the formal grid (town) rather than organic (village) although this pattern will tend to distort towards the settlement edge and considerations of sustainable design will influence layout (eg designing for passive solar gain). Home zones will be a strong character element.
- Average net residential densities will not exceed 35 dph. However densities will vary across the development area informed by urban design considerations. In general terms densities will be highest around district or local centres, reducing towards the settlement margins. The impact on scale and character of developing at different densities will need to be clearly explored and illustrated in the SPD.
- This will be a 21st Century development and the architectural design will be contemporary and influenced by sustainable design considerations.
- The achievement of high standards of architecture will be an absolute requirement. Spacious, resource efficient homes will be designed to take account of changing demands and lifestyles by providing adaptable internal layouts and allowing for cost effective alterations.
- The new community will be designed to be carefully and sensitively integrated into both the existing adjacent residential areas and the open countryside. In the latter instance the development will have a carefully designed transitional character zone that ensures that it sits well in the landscape on approaching the town from the north.
- There will be a strong design focus on high quality public realm, and in particular good street design – streets will be designed primarily as places for people, as advocated in Manual for Streets, not primarily for cars.
- High quality and imaginative public art will be integrated into the public realm and will enliven the street scene at key locations.

COMMUNITY

- The new community will meet a full range of housing needs through a varied housing offer which includes high quality social, affordable, and market homes. There will be a choice of apartments in appropriate locations
- The new housing will be supported by a comprehensive range of highly accessible community facilities that will respond to people's needs, create long-term value and enable a balanced community to grow over time. Such provision will also help to meet any identified deficiencies of provision in the surrounding area thus helping to build a more integrated community and encouraging local support for the development.
- A mixed use district centre (including shops, banks, building societies and restaurants, employment space, public facilities, residential space, and civic space), local centres, a new secondary school, and three new primary schools will provide a key focus for community life. Crèche, nursery, and space for community activities will be provided in schools.
- Good facilities will be provided for a wide range of outdoor recreation and sport to encourage healthy lifestyles and community interaction.
- Home zones and community gardens (allotments) and orchards will provide further opportunities for new residents to meet up and socialise (and grow some food).
- The community will be supported to nurture an active interest in creating a strong social fabric.
- Community trusts will be established to devolve power to run local facilities.
- Community facilities will be provided on a phased basis consistent with the pace of housing provision.

CONNECTIVITY

- Every opportunity will be taken in designing the new community to reduce the need to travel, especially by car. This objective will influence all aspects of planning and scheme design including land use mix, layout, and the design of movement in and around the site.
- Opportunities for walking, cycling and the use of public transport will be prioritised. All streets will be designed to be pedestrian and cycle friendly.
- The main community facilities will be located so as to be within easy walking distance of as many homes as possible. The concept of walkable neighbourhoods will be central.
- There will be frequent bus services to the town centre and all homes will be within 400m. of a bus stop.
- Opportunities for an extended Westerfield Station car park, will be considered.
- Strategic cycle routes will criss-cross the site including a key link from Westerfield Station through the site and onwards to Ipswich Town Centre via Christchurch Park.
- The layout of the development will make it easy to find your way around and get to where you want to be.
- No streets will have design speeds of more than 20mph and many will be less.
- Opportunities for home-working will be provided together with optimal IT infrastructure links to make it easy for people to work from home.
- Great care will be taken to embody an effective parking strategy into scheme design to support good urban design
- A new bridge over the Ipswich to Lowestoft railway line will be provided to ensure a high level of connectivity between different parts of the site.
- New recreational routes will provide easy access across the site from the town out into the surrounding countryside for cyclists and walkers.

CLIMATE CHANGE

- All homes will be required to achieve the appropriate rating under the Code for Sustainable Homes (currently prescribed as Code level 5 / 6 in the Council's adopted Core Strategy) or an equivalent standard under other rating standards that may replace the Code in future years. The Council will encourage maximising low energy use and energy efficiency through passive design principles in the first instance.
- 15% of the overall energy requirements of the development will be provided on site from renewable sources. The Council will encourage and support the development of an ESCO in pursuit of this objective.
- All homes will prioritise low energy use and (responding to increasing drought stress in East Anglia) water use, including rainwater capture and storage.
- There will be comprehensive facilities for domestic waste recycling.
- High priority will be given to the creation of a strongly defined green infrastructure network that will define that character of the place and provide good access to a wide range of high quality greenspace and nature for both existing and future residents in combination with attractive and safe walking / cycling routes. (An aim should be to deliver better and more varied access to the countryside for existing residents for walking, cycling and other outdoor activities than currently exists.)
- The green infrastructure network will build on the existing asset of the field hedgerows and trees that are such a distinctive and attractive feature of the existing site.
- Working with the Suffolk Wildlife Trust, every opportunity will be taken to create space for nature (including the creation of new nature reserves) and to significantly enhance the overall biodiversity of the site.
- A new country park will be provided.
- The development will be laid out and designed to provide an appropriate urban edge in the wider landscape and a suitable separation distance and setting for Westerfield village.
- Community gardens and orchards will be provided in appropriate locations and supported with robust and sustainable maintenance arrangements.
- The design of movement, green infrastructure, and drainage strategies will be fully integrated from the outset, with surface water attenuation to manage flood risk providing associated amenity and biodiversity benefits.
- Landscape design will take full account of climate change objectives (eg shelter, shading, passive solar gain, flood management, biodiversity)