

MINUTE OF MEETING

IPSWICH NORTHERN FRINGE

SPATIAL PLANNING WORKING GROUP

WEDNESDAY 27 JUNE, 2012

GRAFTON HOUSE, RUSSELL ROAD, IPSWICH

Attendees:

Phil Sweet (IBC Planning) (Chair)
Gail Broom (IBC Urban Design and Conservation)
Jason Wakefield (IBC Drainage)
Joanne Cave (David Lock Associates)
Steve Haines (David Lock Associates)
Fionnuala Lennon (Atlas)

Apologies:

Ian Dix (Vectos)

1. Note of the last meeting

Accepted as a correct record.

2. Matters arising from the last meeting

(i) A note of the recent stakeholder meeting and the meeting with the local action groups et al to be circulated. This will incorporate the outcome of discussions and meetings with other stakeholders who did not attend the meeting.

ACTION DLA

(ii) IBC confirmed that they are commissioning consultants to prepare some advice for retail capacity for the NF. This work could include locational and phasing considerations. It is unlikely to be finalised before the end of August.

(iii) Internal consultations at IBC on sports provision and open space were reported. Note from Tim Snook was circulated. **(ACTION PS to provide DLA with an electronic copy)**. Reported that Parks and Open Spaces consider that the proposed country park should ideally be increased to 30 ha to have a better critical mass. This will be a challenging requirement but will be taken into account as the open space budget for the development is further developed.

With regard to the above, more thought needs to be given to the amounts, types, and locations of open space required by the development but this may be further informed by the outcome of the community engagement day.

ACTION DLA and PS to further develop these requirements following the CED.

Positive potential for shared use of any school facilities confirmed although GB questioned practicality.

(iv) Drainage: JW undertook to provide DLA with relevant background information held by IBC with respect to site drainage conditions.

As a rough guide 10% of net residential areas and 4% of the site overall should be budgeted for SUDS.

ACTION JW

3. Community Engagement

Draft letter and advert for the CED on 21 July agreed. Letters must go out by Friday 29th. **ACTION GB to provide JC with a list of addresses of the agreed attendees and contact details for a local coach company.**

3 landowner reps will be included plus a rep from two local voluntary groups if possible **(ACTION GB to try and provide contact details for the same.)**

ACTION DLA will send out letters and place advert; IBC will post on web-site; DLA will contact the Sports Club direct to make any detailed arrangements including catering and booking a bus

Further events:

It was agreed that a second event will be required (probably early September but date tbc) in the form of a presentation and exhibition of options developed from the CED. This will be a drop-in type event open to all and a questionnaire will be available to gather opinions. All material should also be placed on the IBC website.

There would then be a exhibition at the formal consultation stage to be organised and run by IBC with graphic provided by DLA.

ACTION It was agreed that the draft Community Consultation Strategy should be updated to reflect the above (PS). FL would provide some comment. Revised draft to be copied to JC for comment prior to finalisation.

ACTION: JC to provide update note for Steering Group meeting on 3 July on Community Consultation Events / exhibitions.

ADDENDUM: DLA to consider nominee from DLA / developer consortium to attend the Community Liaison Group which will meet monthly on Fridays.

4. Update from DLA on spatial planning work

Still mainly working on capacity and potential work preparatory to the CED.

5. Energy strategy

PS confirmed IBC aspire to exemplar status in this regard. It was agreed that using PBA to provide some expert advice in this regard could be useful. **ACTION JC to pursue.** PS confirmed the Borough had arranged a meeting with E.On next week to discuss potential for an ESCO and related topics.

6. Employment uses

PS commented that providing local employment opportunities must be seen as a key component of sustainable settlement planning. Need to have a focus on this but this does not necessarily need to go as far as a discrete employment land allocation. Need to remain alert to any opportunities to bring suitable tenant-led employment opportunities to the site. Further consideration required.

7. Sustainability Appraisal

IBC likely to commission one. DLA advised that this would probably be best timed to happen in the period between the identification of the preferred option and the start of statutory consultation. **IBC to consider.**

8. AOB

(i) Scope and Format of the SPD

In response to query from JC, PS advised that whilst the Wokingham examples previously submitted for consideration had much to comment them IBC wanted to ensure that the design advice contained in its SPD avoided being unduly generic and focused on a map / plan based approach. Reference back to the previously issued IBC schedule of contents was advised.

JC confirmed that she did not think that the recent DLA fee quote for work on the SPD included provision for the preparation of a detailed infrastructure delivery and contributions plan. It was agreed that this needed to be an item for discussion at Steering Group. **(PS to add as agenda item).** In the meantime JC undertook to look at what content the SPD might alternatively include by way of "a route map" to this process rather than a fully detailed document. **ACTION JC**

9. Date of next meeting

Provisionally arranged for Tuesday 31st July at 10.00am Grafton House.