

Ipswich Northern Fringe
Spatial Planning Working Group Meeting

Tuesday 31st July 2012 at 10.00am
Grafton House, 3C

Minutes

Present:

Phil Sweet – IBC (Chair).
Fionnuala Lennon – ATLAS
Nicholle Phillips – Crest Nicholson
Joanne Cave – DLA
Jason Wakefield- (IBC)
Mike Taylor – (IBC)
Anita Kittle – IBC (minutes)

Action

Introductions were made.

Matters arising and action points from last SPWG and Steering Group Meetings (see end of notes, as discussed at end of meeting)

1.Community Engagement

(i) Debrief from community engagement day

Generally agreed that day went well. Traffic emerged as a major concern. A draft report was prepared by DLA as an account of the day. This can appear on website once it has been through steering group.

Action: PS to provide any comments on the draft report.

Typed up versions of the work sheets from the workshop requested by PS

Action: JC to provide typed up copies of work sheets

(ii) Next steps and timetable

Issues and options paper and exhibition material to be produced for the Autumn. This will include 3 or 4 feasible alternative spatial options informed by the output of the workshop and the “call for ideas”.

Action: JC to provide copy of Wokingham Issues and options report as an example.

Public informed by 6 week exhibition with suggested venues at Sports centre, Grafton House Foyer, website and mailshot to wider audience.

Need to establish evaluation criteria for assessing the options.

Action: JC to progress preparation of the options. IBC will require 4 week period for review prior to publication. JC/PS to agree set of evaluation criteria for use in assessing options.

2. Evidence Gathering/Capacity/Potential

(i) Update on contextual appraisal (physical, social, and economic)

PS highlighted that a comprehensive site and context analysis had yet to be tabled for the masterplan. DLA advised that much information is in place and that work is ongoing.

PS questioned what work was being undertaken to scope any deficiencies in social infrastructure in the surrounding areas. JC agreed to look at this and ensure it was covered in the context appraisal for the SPD.

IBC to provide any background information on employment community centres and public open space. PS identified some concerns on part of IBC around the practicalities of shared use of playing facilities at school premises.

Action: PS to provide any available background information on employment; further advice on types and amounts of public open space and contact details at IBC for community buildings.

Agency consultation nearing completion. Still awaiting response from Lawson Planning Partnership on behalf of health providers.

JC to meet Sport England on 01.08.12

Action: JC to provide a report summarising agency views as soon as possible.

(ii) Energy / Water Strategy

Crest / Mersea likely to appoint PBA to advise on strategy options. IBC have made contact with Jonathan Galton from Climate Consulting (consultants to SCC)

Action:JC to convene meeting once consultants appointed.

(iii) Water use and drainage

SUDS will be kept under constant review as spatial planning progresses. IBC have details of topography for potential location of SUDS. Ravenswood has used grey water recycling and SWALES which have no record of problems.

Action: JW to provide some current examples of best practice to JC.

(iv) Ecology and wildlife

IBC undertaking a Phase 1 habitat survey of the whole Borough. Will try and prioritise NF. Developers have own surveys but may need updating.

(v) Country park and definition of the settlement edge

IBC Parks and Open Spaces will have particular requirements for the location, format and design of any proposed country park to ensure its functionality and success. 30 ha. country park needed – it may be possible to consider inclusion of developer owned land outside of the Borough boundary subject to there being clear agreement to this from neighbouring Boroughs.

The delineation of the northern boundary of the proposed developed area was discussed. Further analysis is required to establish the optimum line. Particular sensitivity of the zone between Westerfield Road and Henley Road north of railway highlighted by IBC in terms of views from the north.

Action: JC to review this important boundary and come up with options for consideration by IBC.

(vi) Draft Land Use Budget

Not yet agreed. PS reiterated that the Borough's baseline position is as per Barton Willmore's (Clive Rand) evidence on its behalf to the 2010 public inquiry, accepting this needs to be reviewed and updated.

Agreed that land-use budget cannot be finalised until all constraints and the green infrastructure framework for the development has been mapped to determine built footprint. Any figures in the interim can be draft only.

Budget may finish up as targets rather than totally fixed amounts.

Action: JC to progress this work for further consideration by IBC

3. Scope and Content of SPD

Other examples of SPDs provided by ATLAS with varied levels of info and delivery. Chilmington Green (Ashford) is an example considered to have merit by IBC given simple and clear presentation and the approach taken to phasing and infrastructure delivery.

PS

4. Phasing Viability and Delivery

DLA re-iterated that this is not part of their brief.

ATLAS offered to assist IBC in scoping a framework for this section

of the SPD using best practice from elsewhere.

Developers can provide estimated costings when required.

Action: PS to convene initial meeting to discuss this topic, including the formulation of a schedule of required infrastructure.

5. Sustainability Appraisal

Consultants to be appointed by end of next week.

Specific matters arising/action points from last SPWG and Steering Group meetings

1. Extent of SPD boundary

As per Community Engagement day.
Discussed earlier

2. Updated project programme

Updated programme went to committee in July.

Action: SM to forward project programme to JC as soon as available.

3. Draft Land Use Budget

Underway with DLA.

4. Key Design Principles for Access and Movement

See transport working group.

5. Analysis of Call for Ideas

Action PS to provide spreadsheet of call for ideas by end of week. Analysis to follow.

6. Analysis of agency responses

JC awaiting responses from various bodies. May need alternative contacts. Updating spreadsheet ongoing.

Action: JC to progress.

7. Schedule of likely infrastructure requirements

Already discussed and to be confirmed.

8. AOB

Date of next meetings:

Action

Tuesday 21 August:- SPWG10.30*; CSP 15.30*

Wednesday 12 September: - SG*

Wednesday 26 September:- SPWG 10.30*; TWG 13.00;
CSP15.30*

Thursday 11 October:- SG

Thursday 25 October:- SPWG 10.30*; TWG 13.00; CSP15.30*

Tuesday 6 November:- SG

Tuesday 20 November:- SPWG 10.30*; TWG 13.00; CSP15.30*

Tuesday 4 December:- SG

PS/NF/MINUTE SPWG 31 07 12

DRAFT