

Planning Brief

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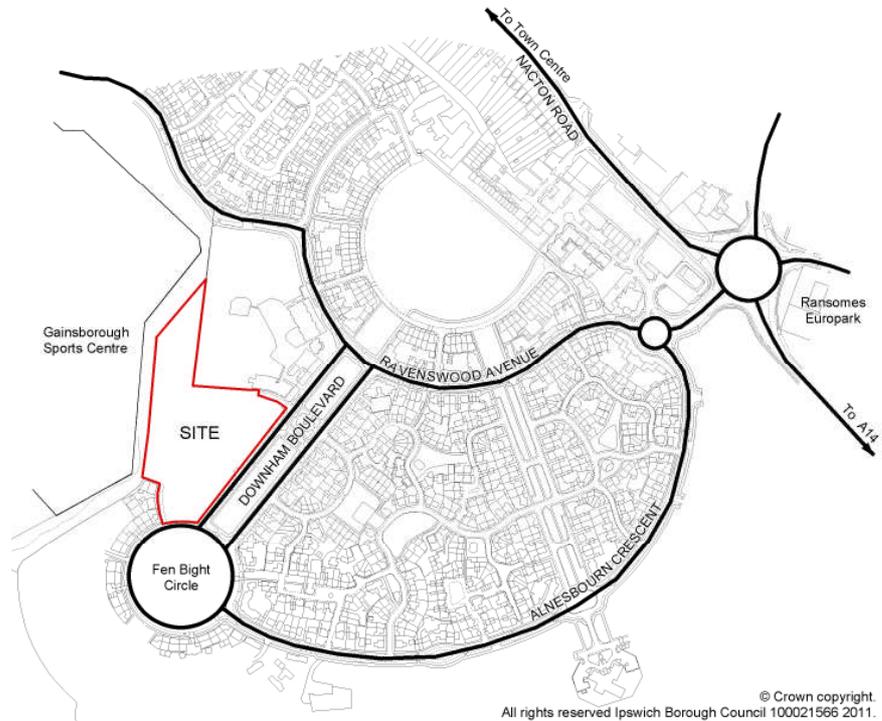
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IPSWICH
BOROUGH
COUNCIL

Ravenswood Sites U, V and W

1. Location



2. Site area

2.22 hectares

3. Land ownership

Ipswich Borough Council

4. Existing land use

Vacant land previously part of former grass airfield.

5. Policy designations

Adopted Ipswich Borough Local Plan 1997 – housing allocation.

Ipswich Local Development Framework – no allocation (on the basis of extant planning consents at the time the Site Allocations and Policies Document was prepared in 2007).

July 2012

6. Planning history

The land in question was designated for new housing in the masterplan accompanying the outline planning permission for the new neighbourhood of Ravenswood (Application ref: I/98/0314/OLI). This planning permission has now expired.

A further grant of outline planning permission for residential development of a sub-area of Ravenswood (ie masterplan sites S,T,U,V and W) which included the subject site (i.e. masterplan sites U, V and W) was granted in 2007 (Application ref: IP/07/00765/OUT). This planning permission limited the number of dwellings to be built in this sub-area to a maximum of 155. Reserved matters consent was subsequently granted for the construction of 78 dwellings on sites S and T leaving a maximum number of 77 available for construction on sites U,V, and W. This planning permission has now also expired.

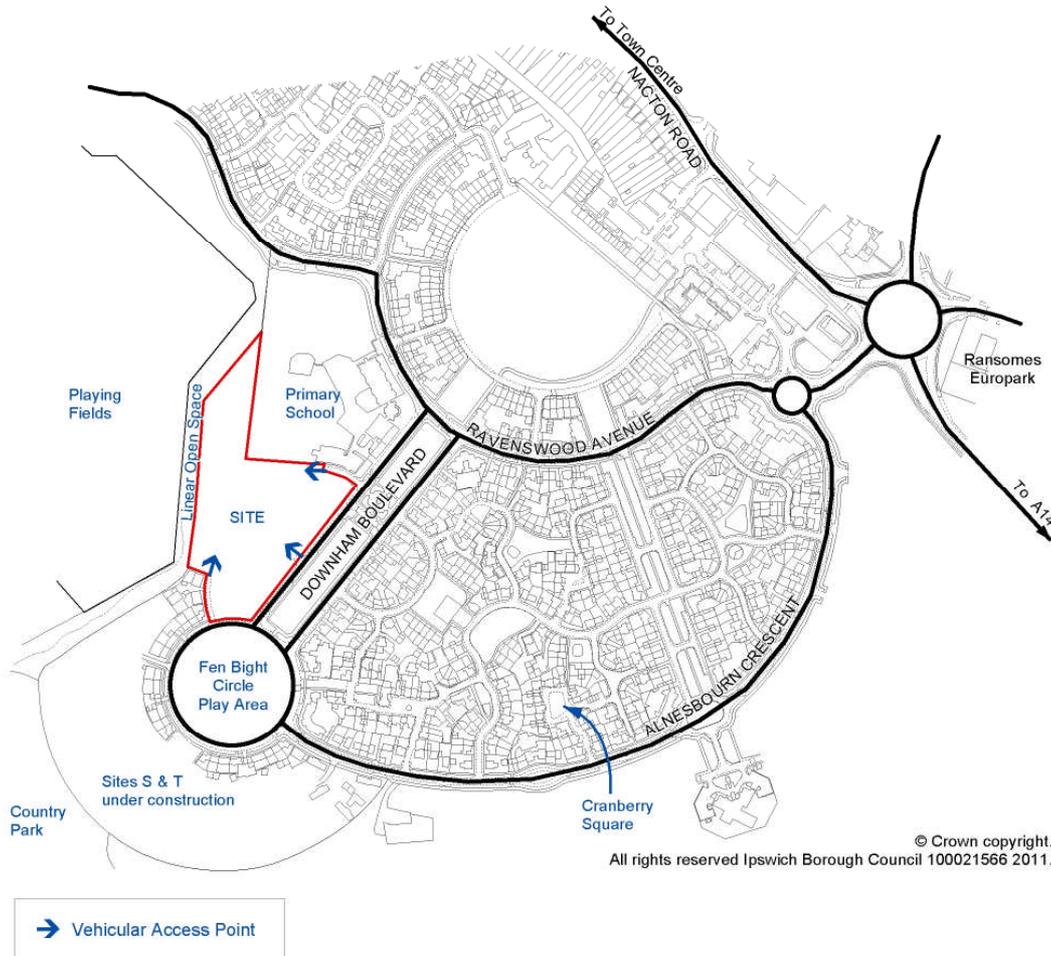
7. Constraints

- Maximum capacity of 77 dwellings (35dph)
- Main vehicular access points to be as existing
- Site adjoins linear public open space to the west which must be integrated into the scheme design – the scheme must not turn its back on this area of open space.
- Design quality of scheme (architecture, urban design, and landscape design) must be consistent with high standard set in previous phases of Ravenswood and meet particular urban design requirements in terms of built form and scale on the Downham Boulevard and Fen Bight Circle frontages of the site.

8. Opportunities

- A brownfield site within the recently developed Ravenswood neighbourhood which provides a high quality context for an imaginative, sustainable, contemporary housing development.
- The site adjoins the local primary school and is within easy walking distance of the Ravenswood District Centre and the Orwell Country Park.

9. Site appraisal



10. Planning guidance notes

- Highway and foul drainage constraints established at the master planning stage have resulted in a maximum site capacity of 77 dwellings (35dph) being set for the development of this site.
- There will be a requirement for 35% affordable housing (a minimum of 80% of this must be social rented), (Core Strategy (CS) policy CS12). (East of England Plan policy H2). The affordable housing is to be provided on site, well integrated into the development, and of a similar appearance to market housing. (see CS policies CS12 and DM24)
- Any scheme should provide a mix of dwelling types and sizes in order to contribute to a mixed and sustainable community, (CS policy CS8). The scheme should be predominantly housing but a small number of apartments may be acceptable where required to achieve specific urban design objectives, e.g. to provide continuous frontages at corners.
- As a key component of good design developers are encouraged to exceed certain minimum internal space standards for new dwellings as set out in the reasoned justification to CS policy DM30.
- The development must achieve a high standard of urban design (CS policy DM5 and the National Planning Policy Framework (NPPF)) consistent with the character and quality of earlier phases of the Ravenswood

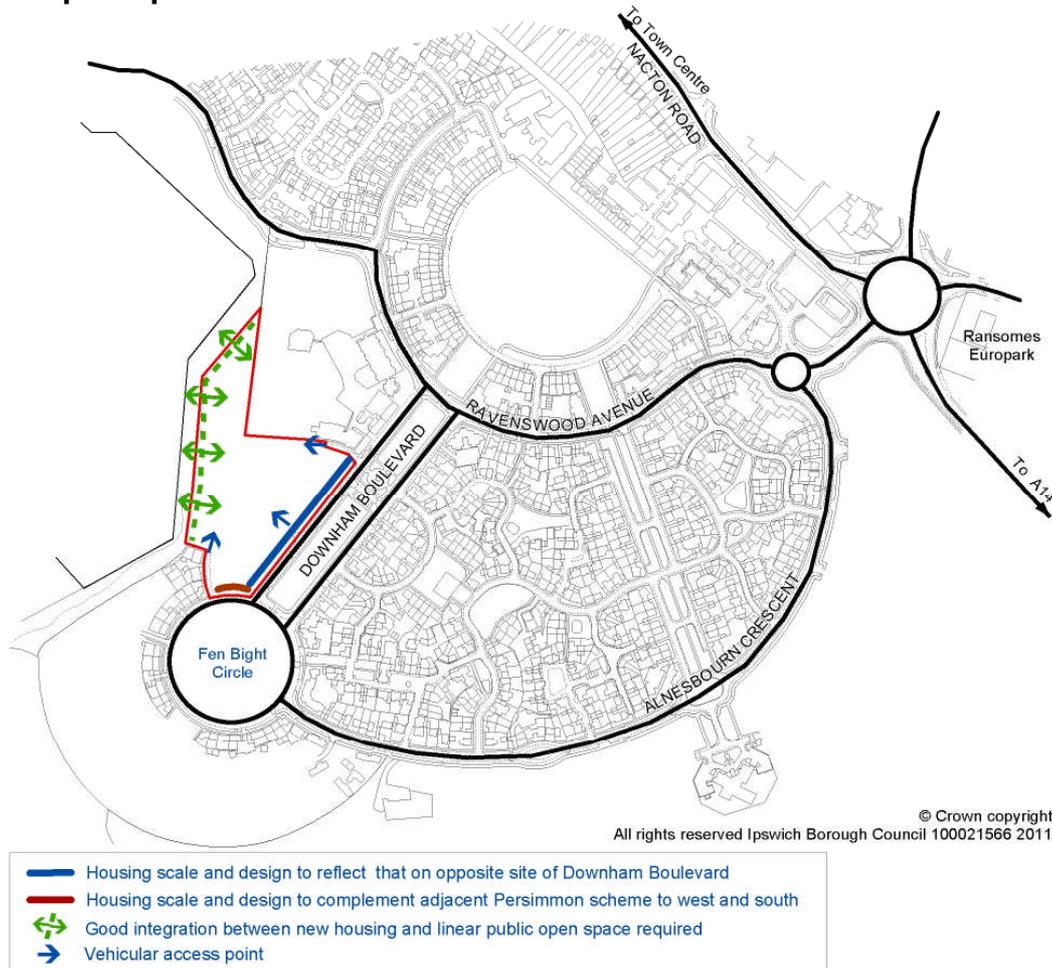
neighbourhood and building on the local sense of place. A Building for Life Silver Standard must be achieved as a minimum. This should be validated by independent certification by an accredited assessor, funded by the applicant.

- The chosen architectural idiom for the development should be essentially contemporary, strongly influenced by the principles of sustainable design, and reflective of the recent housing constructed on Downham Boulevard (east side) and on neighbouring sites S and T.
- The housing fronting Downham Boulevard should reflect the scale (predominantly 3-storey) and character (detached houses of a contemporary design) of the recently completed housing on the opposite side of the Boulevard. The housing fronting Fen Bight circle should reflect or be compatible with the curved form and general scale of recently completed housing on sites S & T, all to provide a unified piece of urban design.
- The development must be designed to integrate well with the linear open space adjoining to the west and not turn its back. A well designed planting strategy that may entail additional planting on the existing open space (which is Council owned) will be required.
- The layout of the development should deliver a safe and secure environment for pedestrians and particularly children. Home zone principles should be embraced as far as possible as a means of achieving this objective. The nearby Cranberry Square is regarded as a successful example of this type of approach. (See separate section on children's play below).
- A minimum of 10% of site area to be laid out as incidental green space (CS policy DM29). A strong landscape strategy to ensure the provision of greener streets and spaces to contribute to local biodiversity, visual amenity and health and well-being, and to off-set the effects of climate change should be prioritised (Core Strategy policies CS4 and DM5 (d)). The sustainable drainage required to serve adopted roads will need to be sited and integrated within green spaces.
- Car parking provision must be provided to the following minimum standards (interim Council standards):
 - 1.5 spaces for all 2-bed properties
 - 2 spaces for all 3-bed properties or largerA 25% reduction in provision may be considered where any grouped, unassigned parking is proposed.
All garages to have minimum 6mx3m internal dimensions.
- Private outdoor amenity space (including gardens, balconies, roof terraces etc) shall be provided to the following minimum standards:-
 - 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) (CS policy DM3).
- All new dwellings shall achieve a minimum of level 3 of the Code for Sustainable Homes (CS policy DM1) and a minimum of 15% of their energy requirements from decentralised and renewable or low-carbon sources, (CS policy DM2)
- Careful attention must be paid to ensuring that the necessary cycle storage, waste storage (and collection points), and car parking is designed and

integrated in a way that is highly functional, supports the street scene, and safeguards amenity (CS policy DM5(g) and policy DM19)

- Developers are encouraged to provide charging points for electric cars in appropriate locations on each plot as part of Travel Plan proposals.
- Established spacing standards for new development (ie 21m between opposing main elevations) should generally be adhered unless design based alternatives can be demonstrated to be equally effective.
- Archaeology – it is recommended that contact be made with the Suffolk County Council Archaeology Unit to agree the scope and format of any required investigation and report.

Layout principles



11. Children's Play

A development of the scale envisaged would normally be expected to provide two local areas for play (LAPS) and a local equipped area for play (LEAP). If not provided on site this would normally translate into a commuted payment of £255,501 in lieu of this provision. In this instance, given the close proximity to the existing large equipped play area at Fen Bight Circle it is considered that further on-site play provision is not required.

The in lieu commuted sum payment may be wholly or partially waived in this case proving the internal layout of the scheme is designed to provide a safe and secure

home zone type environment that will facilitate children's play, alongside a high quality element of public open space incorporating public art (CS policy DM7).

12. Architecture and landscape design

A strong contemporary design context is provided by the recently completed housing on the opposite side of Downham Boulevard and on sites S and T fronting Fen Bight Circle (the Persimmon Homes scheme), and the new primary school adjoining to the north. The scheme design should seek to reflect and build on this context by adopting an essentially contemporary rather than neo-vernacular approach to the design of the new housing, with a strong emphasis on environmentally sustainable design and construction.

The approved scheme design for sites S and T can be found by viewing planning application IP/08/00246/REM on the Council's website.

A strong emphasis on landscape design has characterised the Ravenswood development to date. The development of the current site will be expected to achieve equivalent high standards.

13. Highways infrastructure

The developer will be required to complete the partly constructed roads, footways, cycle tracks and other highway abutting the site unless they are otherwise a requirement of another development and / or included within a separate Section 38 agreement to adopt them (DM17).

Any new access roads proposed within the sites should be to adoptable standards. The Advance Payment Code will be applied and the Council would expect any new roads to be offered for adoption in due course.

There is a degree of flexibility with regard to what is or what is not adoptable (1). Guidance as to highway design is given in the Suffolk Design Guide but given this document is under review an approach following the principles set out in the **Department of Transport "Manual for Streets"** will be required. Highway drainage is covered in the attached drainage brief.

The developer should note that a commuted sum (2) may be required for non-standard assets. Examples of non-standard assets include additional areas of carriageway, footway or verge over and above the minimum requirements of the highway authority (set out in the Suffolk Design Guide), culverts or retaining structures, use of non-standard materials or equipment, any unusual drainage such as sustainable drainage systems and soakaways.

1. Technical approval of the highway design will be required from Ipswich Borough Council, as Highway Agent to Suffolk County Council.

2. A payment of a capital sum by an individual or company to the Highway Authority, Local Authority, or other body, as a contribution towards the future maintenance of the asset to be adopted, or transferred.

For advice on highways matters contact Chris Fish (IBC Highways) on 01473 432806

14. Drainage

See separate drainage brief attached. A SUDS system will be required as with the rest of the Ravenswood development.

For advice on drainage matters contact Denis Cooper (IBC Drainage) on 01473 432854

15. Section 106 requirements

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

1. 35% affordable housing (minimum 80% social rented).
2. A contribution towards education provision of £231,439 (CS15).
3. A contribution of £255,501 in lieu of on-site provision of play areas (1no. LEAP and 2 no. LAPS) unless agreement is reached on a reduction or waiving of this amount in the light of the extent to which the scheme design accommodates potential for informal children's play and public art..
4. A highways contribution of £21,600 (index linked) towards improvements to the Thrasher roundabout at the entrance to Ravenswood. Additional payments as outlined in the Highways Infrastructure section of the brief may also be required.
5. Drainage – it is not possible to give a definitive figure for the required commuted sum for the future maintenance of drainage infrastructure until a detailed design has been approved. However it is estimated that the figure will be in the order of £60,000 for a development of 77 dwellings.

Other potential infrastructure requirements have been identified by Suffolk County Council as set out in the attached letter from the Planning Obligations Manager dated 11th July 2012.

Further contributions relating to health care (CS19) and police infrastructure provision in accordance with the Suffolk County Council Section 106 Developer Guide to Infrastructure Supplementary Guidance may be sought.

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

16. Validation requirements

To include the following:-

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

Affordable housing statement.
Transport assessment.
Travel Plan.
Drainage scheme
Flood risk assessment
Archaeology report.
Detailed landscaping / biodiversity strategy and plan.
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)
A health impact and crime and disorder impact assessment would be required to determine the nature of the health care and police infrastructure provision / or contributions – contact Stephen.talbott@suffolkpct.nhs.uk and Leigh.Jenkins@suffolk.pnn.police.uk

Key guidance:-

Building for Life (various)
Manual for Streets.
Car parking: What Works Where (English Partnerships)
Better Places to live: A companion guide to PPG3
Safer Places: The Planning System and Crime Prevention
Biodiversity By Design (Town and Country Planning Association 2004)
Urban Design Compendium (English Partnerships / Housing Corporation)
Ipswich Local Development Framework - Proposed Submission Core Strategy and Policies.
Adopted Ipswich Local Plan 1997 (and associated Supplementary Planning Guidance).

SCC Section 106 Developer Guide to Infrastructure Supplementary Planning Guidance.

The following previously published design guidance will provide useful background to the design ethos of Ravenswood as a whole:-

The Ravenswood Quality of Design Statement (May 1999)

Development Brief for the remaining residential phases of Ravenswood, Nacton Road, Ipswich (June 2006).

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Your ref:
Our ref: Ipswich – Ravenswood areas U, V &
W Planning Brief
Date: 11 July 2012

Dear Lisa,

Ipswich – Ravenswood areas U, V & W Planning Brief – developer contributions

I refer to the above planning brief which has been prepared to help inform potential purchasers of requirements in developing the site for residential development. I understand that the site does not have the benefit of a valid planning permission, which means that the 'old' Section 106 is no longer applicable. Any new permission will require a new Section 106 legal agreement.

I set out below Suffolk County Council's corporate view, which provides the infrastructure requirements associated with a scheme of 77 dwellings on this site, which need to be taken into account by Ipswich Borough Council in their capacity as the local planning authority. The county council will need to be a party to any sealed Section 106 legal agreement if it includes obligations which are its responsibility as service provider.

The National Planning Policy Framework (NPPF) sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

Please also refer to the recently adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' which can be viewed via the following webpage link
<http://www.suffolk.gov.uk/PlanningAndBuilding/PlanningPolicy/PlanningObligations.htm>

1. **Education.** We would anticipate the following **minimum** pupil yields from a development of 77 dwellings, namely:
 - a. Primary school age range, 5-11: 19 pupils. Cost per place is £12,181 (2012/13 costs).
 - b. Secondary school age range, 11-16: 14 pupils. Cost per place is £18,355 (2012/13 costs).

- c. Secondary school age range, 16+: 3 pupils. Cost per place is £19,907 (2012/13 costs).

The local catchment schools are Ravenswood CP School and Ipswich Academy. **Based on existing capacities of the above schools we will currently require capital contributions for the 19 additional primary school places arising from the development, at a total cost of £231,439 (2012/13 costs).** There is currently surplus capacity at Ipswich Academy.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2012-13 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 14 where this information is time-limited to 6 months from the date of this letter.

2. **Pre-school provision.** It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Whilst pre-school provision is commonly operated by private providers the critical issue is ensuring that premises are locally available and the capital contribution sought will be used to deliver this. From these development proposals we would anticipate up to 6 pre-school pupils at a cost of £6,091 per place. We would request a capital contribution of £36,546 (2012/13 costs).
3. **Play space provision.** Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:
 - a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.
4. **Transport issues.** A comprehensive assessment of highways and transport issues will be required as part of a development brief and/or any planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Ipswich Borough Council FAO Christopher Fish.
5. **Libraries.** The capital contribution towards libraries arising from 77 dwellings may be £16,632. A minimum standard of 30 square metres of new library space per 1,000

populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x £3,000) = £90,000 per 1,000 people or £90 per person for library space. Assumes average occupancy of 2.4 persons per dwelling.

6. **Waste.** A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. We would also request a contribution of £97 per dwelling as a contribution towards strategic waste disposal infrastructure i.e. based on 77 dwellings this would be a capital contribution of £7,469.
7. **Supported Housing.** Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. We would also encourage all homes to be built to 'Lifetime Homes' standards. Ipswich will liaise with SCC and coordinate this.
8. **Sustainable Drainage Systems.** It is anticipated that in April 2013; the sustainable drainage provisions within the Flood and Water Management Act 2010 will be implemented, requiring most developments to seek drainage approval from the county council and/or its agent alongside planning consent. At this time, the county council and/or its agent will be expected to adopt and maintain approved systems and a mechanism for funding this ongoing maintenance is expected to be introduced by the Government.

In the interim, developers are urged to utilise sustainable drainage systems (SuDS) wherever possible, with the aim of reducing flood risk to surrounding areas, improving water quality entering rivers and also providing biodiversity and amenity benefits. The National SuDS guidance will be used to determine whether drainage proposals are appropriate. Under certain circumstances the county council may consider adopting SuDS ahead of April 2013 and if this is the case would expect the cost of ongoing maintenance to be part of the Section 106 negotiation.

9. **Suffolk Constabulary.** An assessment of the likely impact of the development proposals on Suffolk Constabulary infrastructure facilities and funding will need to be undertaken, in conjunction with a methodology to be agreed with Suffolk Constabulary or its agent Lawson Planning Partnership Ltd (LPP). LPP's contact details are jameslawson@lpppartnership.co.uk (telephone: 01206 835150).
10. **Suffolk PCT.** An assessment of the likely impact of the development proposals on Suffolk PCT infrastructure, facilities and funding will need to be undertaken, in conjunction with a methodology to be agreed with its agent Lawson Planning Partnership Ltd.
11. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. We would also strongly recommend the installation of automatic fire sprinklers.
12. **High-speed broadband.** SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.
13. **Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

14. The above information is time-limited for 6 months only from the date of this letter or will need to be reconsidered if a planning application is submitted.

I consider that the contributions requested are justified and satisfy the requirements of the NPPF and the CIL 122 Regs.

I trust that the above information is helpful and will be supported by Ipswich Borough Council. I am happy to discuss further.

Yours sincerely,



Neil McManus

Planning Obligations Manager

cc Neil Eaton, Suffolk County Council
Carol Grimsey, Suffolk County Council
Jeff Horner, Suffolk County Council
Christopher Fish, Ipswich Borough Council

S106 Developer Contributions: 2012-07-11 Ravenswood, Areas U, V, W NE

Calculation of Education Contributions

Total number of open market units in development	77
Total number of affordable units in the development	0
Total number of units eligible for contributions	77

Phase	Calculation of pupil numbers			Developer Contributions	
	Calculation	Rounded up/down	Required	Cost per Place	Contribution per School Phase
Primary	18.87	19	19	£ 12,181	£ 231,439
High	13.48	14	0	£ 18,355	£ -
Sixth	2.70	3	0	£ 19,907	£ -
Total S106 Developer Contribution					£ 231,439

Schools Affected by the Development

School	Capacity			Actual/Forecast Pupil Numbers				
	Permanent	Temporary	Total	2011-12	2012-13	2013-14	2014-15	2015-16
			0					
Ipswich Ravenswood CP School	420		420	356	390	431	457	458
			0					
Ipswich Academy	1,222		1,222	903	960	956	992	1,052
			0					