

Planning Brief

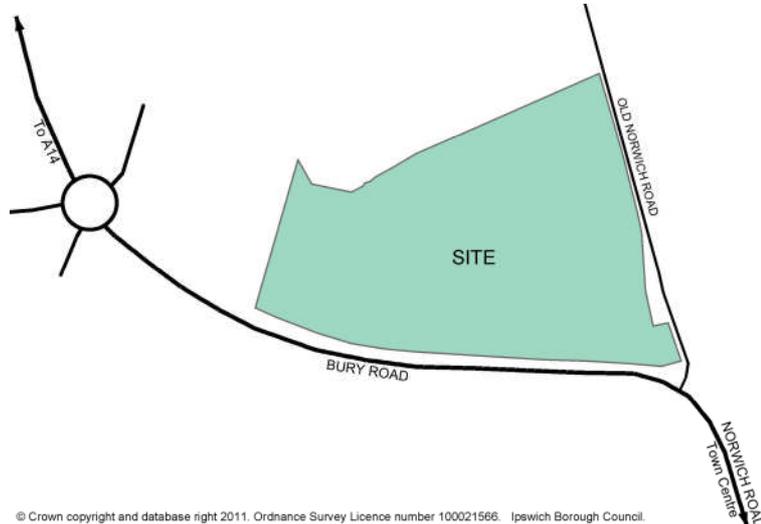
Status:

Planning Guidance

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King George V Playing Fields & former Tooks, Old Norwich Road, Ipswich

1. Location



2. Site area

Approximately 6.3 hectares

3. Land ownership

Private/public (IBC have a freehold interest in part of the site).

4. Existing land uses

Leisure (sports playing fields) and Industrial (former bakery site).

5. Policy designations

Preferred Options 2007: UC033: King George V Field, 50% Housing, 50% Open Space/Playing Field. UC005: Former Tooks Bakery, 80% Housing, 20% Community Facilities. Replacement off-site and improved facilities on the remaining playing fields will be required.

6. Planning history

No relevant history. Industrial use extinguished on demolition. Playing fields still in use along with clubhouse for Whitton United.

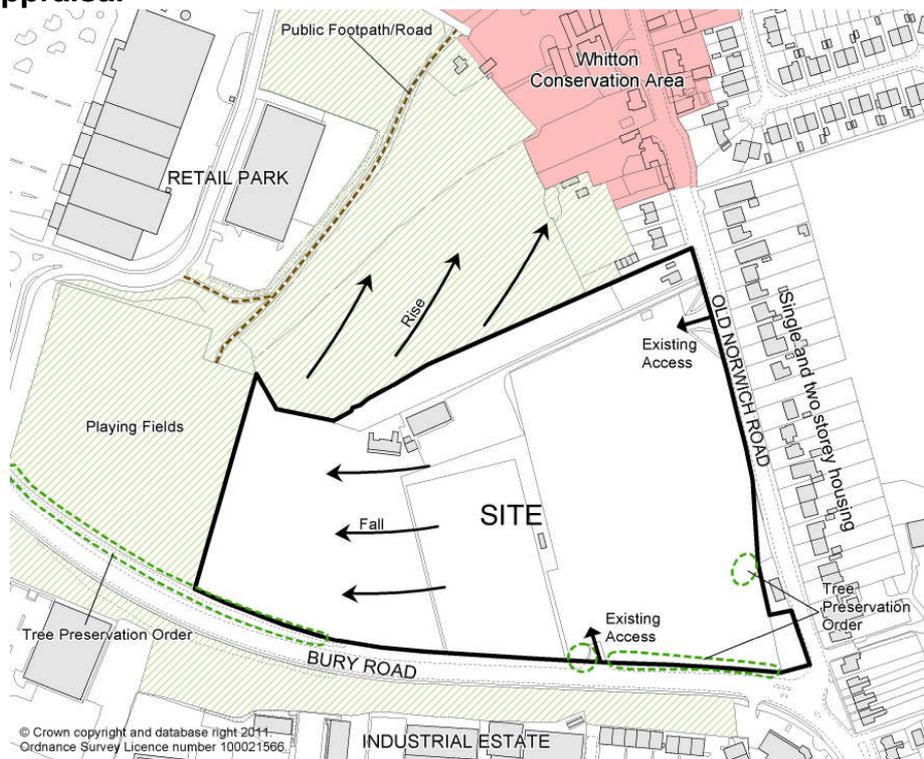
7. Constraints

- **Minor aquifer HU zone – area known for localised flooding and drainage problems**
- **Whitton Conservation Area to the north**
- **Bury Road A1156 major arterial route to the south**
- **Residential to the north and east on Old Norwich Road**
- **Replacement off-site and improved facilities on the remaining playing fields will be required**
- **Commercial/retail park to the north west**
- **Public footpath across the site**
- **Preserved (TPO) trees on the southern boundary (TPO 18 of 2011)**
- **Limited vehicular access from Bury Road A1156**

8. Opportunities

- **Low to medium (dependent on dwelling mix) density of residential development (30 – 45 dph)**
- **Potential for a modern, contemporary style of development**
- **Potential for 2 to 3 storeys possibly 4 within the site dependent on site variables such as topography**
- **Potential for small scale retail/health/community facilities on site – maximum 20% site area**
- **Opportunity for a focal building on the corner of the site at the junction of Bury Road with Old Norwich Road – possible community facility**
- **Public open space provision incorporating protected trees and pedestrian and cycle access on southern boundary and publicly accessible green rim (policy CS16).**
- **Dwellings facing Bury Road across a linear public open space incorporating existing trees**
- **Provision for young people (amenity space)**
- **Biodiversity enhancements on site (NPPF para. 117 and 118)**

Site appraisal



9. Planning guidance notes

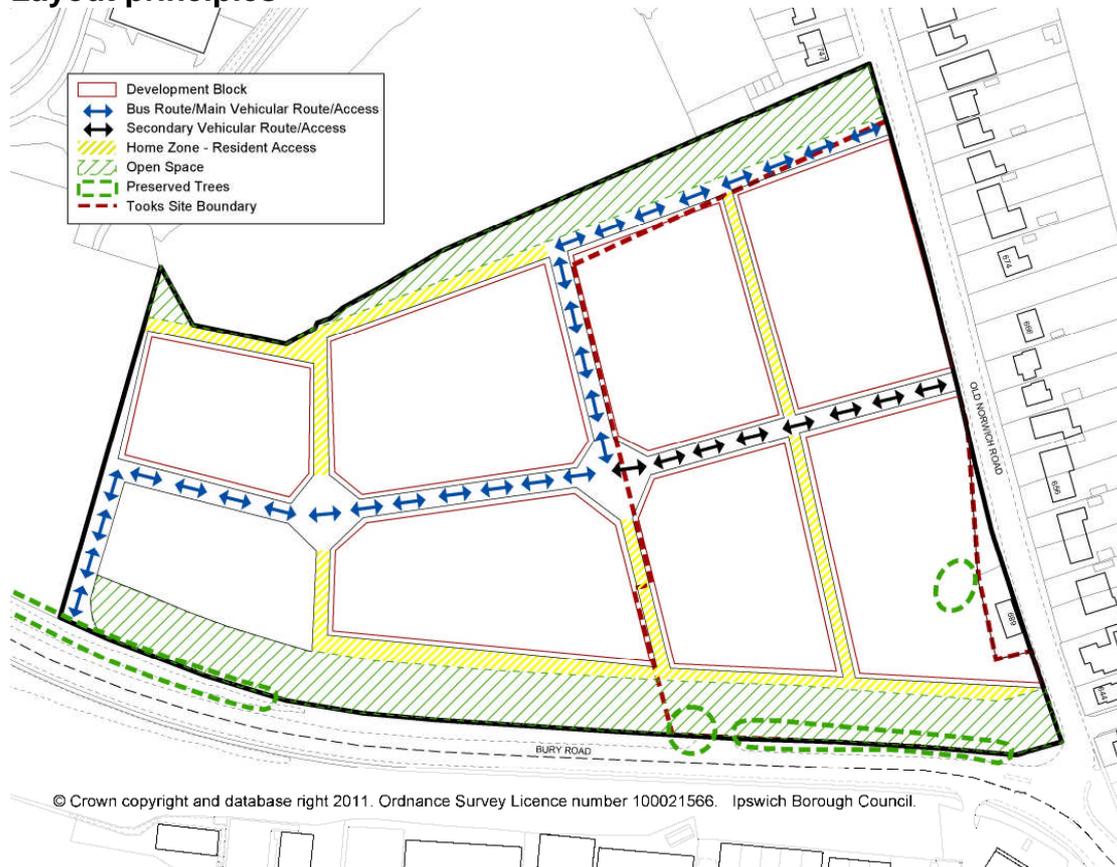
- Sustainable mix of dwelling units encouraged including town houses, bungalows and flats
- Permeable development with a main vehicular route, including a bus route, through the site. A secondary vehicular route is proposed on the Old Norwich Road frontage to allow access to housing and the creation of home zone streets. Provision of traffic calming measures and pedestrian crossing provision on the Old Norwich Road from the site
- Retention of TPO trees on the Bury Road boundary of the site – incorporated into a linear park to provide public open space and a buffer zone between the housing and Bury Road, aim for publicly accessible green rim to the north of the site (policy CS16)
- Attenuation ponds proposed on the lowest part of the site to be incorporated into public open space for the development and possibly under the adjacent playing field to remain, aim is to improve existing drainage problems in the area and not exacerbate these
- Main internal junctions proposed as shared space using paving and landscaping to ensure reduced traffic speeds and to create focal points for the development
- Potential for four-storey development towards the Bury Road frontage and two storey elsewhere reflecting the character of nearby residential areas. Cul-de-sac layouts will not be accepted –

the layout requires perimeter block form with houses facing the internal streets with gardens behind

- **Provision of driveway and on street parking preferred and not parking courts. If parking courts are proposed they must be small, well landscaped, lit and overlooked by houses. Residential accommodation within parking courts is not supported**
- **Strategic landscaping required including boulevard tree lined streets and landscaped footpath crossing the site. Retention of protected trees is essential**
- **Storage and collection arrangements for refuse and domestic recyclables and compost should be designed in to form a cohesive design**
- **Secure covered cycle parking for flats at a minimum standard of 1 space per bedroom must be included and rear pedestrian access for houses to enable ease of cycle storage, preferably in sheds in the rear garden. Visitor provision should be made on site**
- **Housing to be designed to inclusive standards, housing embracing 'life time homes' standards will be welcomed and housing must meet 'Building for Life' standards minimum Silver standard**
- **Layout to incorporate passive solar gain principles**
- **Communal or private gardens to be provided. Houses, bungalows or ground floor maisonettes with 3 or more bedrooms minimum rear garden area of 75m², with 1 or 2 beds minimum rear garden area of 50m² and for all flats and upper floor maisonettes an average of 25m² private amenity space**
- **Dwellings to meet a minimum of Level 3 of the Code for Sustainable Homes**
- **Minimum 15% of energy derived from decentralised and renewable or low-carbon sources**
- **Car parking to meet the Borough's indicated standards – 1 space per 1-bed unit, 1.5 spaces per 2-bed unit, 2 spaces per 3+ bed unit. Communal parking may be provided at 25% less provided it is unallocated. Garages will count as a car parking space only with a minimum internal area of 6m x 3m. At least 5% of communal spaces must be suitable for use by disabled motorists**
- **Minimum 21 metres back to back/back to front spacing standards must be met within the site and in relation to any dwellings adjoining or opposite the site**
- **Dwellings will be encouraged to meet or exceed the English Partnership Quality Standards 2007 for gross internal floor areas: at least 51m² = 1 bed/2 person dwelling, 66m² = 2 bed/3 person dwelling, 77m² = 2 bed/4 person dwelling, 93m² = 3 bed/5 person dwelling and 106m² = 4 bed/6 person dwelling**
- **Only a left-in, left-out junction off Bury Road A1156 has been accepted by the Local Highway Authority and Highways Agency in principle and primarily to facilitate a bus route through the site. The existing bus lane on Bury Road A1156 is to remain**

- Suggested minimum 80% residential, possibility 20% community use on site, playing fields to remain to the west, replacement facilities required
- Comply with adopted policies in Core Strategy and Policies Development Plan Document 2011
- Biodiversity enhancements on site (NPPF paras. 117 and 118)

Layout principles



10. Public open space

Development involving the loss of sport facilities i.e. playing fields, will only be permitted if alternative and improved provision can be made in a location well related to the users of the existing facility. There is provision for some replacement facilities for Whitton United Football Club adjacent and to the north of the development site but additional provision will need to be made off site.

In addition, new residential developments must ensure that at least 10% of the site area consists of incidental green space (useable by the public). Additionally, this area of the Borough is deficient with regard to Parks & Gardens provision, provision for young people, natural/semi-natural green space, outdoor sports facilities and children’s facilities and provision must be made for this to ensure the problem is not exacerbated. Refer to PMP Consulting Study for further information. Development of this site would have to incorporate the appropriate

children's play areas in accordance with supplementary planning guidance (see section 12) but in addition there is an opportunity to provide a space for young people on this site to serve the wider area.

11. Architecture

The foregoing guidance sets a clear framework for new development. In the designing of the dwellings themselves there is scope for architectural innovation. The Council will expect excellent architecture to realise the potential of the site, to create character and to provide first class housing. The Council is open to choice of materials providing they are of high quality. It will encourage modern methods of construction in well designed contemporary buildings with a focus on home zones.

12. Planning obligation requirements

- **Affordable housing – 35% affordable housing provision, minimum 80% to be social rented, remaining 20% shared ownership – reflecting current needs and demands for housing in Ipswich – currently smaller family housing compromising 2 or 3 bed housing. Need for 2 and 3 bed bungalows to meet the needs of wheelchair users.**
- **Public art**
- **Education contribution**
- **Public open space and play areas**
- **Bus route through the site to be made available before first occupation**
- **Public transport service contribution as necessary to provide a minimum level of service**
- **Travel plan – with appropriate funding measures within**
- **Other contributions as may be required by SCC – see attached letter dated 20th June 2012 time limited for 6 months from this date for more precise requirements.**
- **NHS Suffolk requirements – see attached letter dated 22nd June 2012 for precise requirements.**

13. Validation requirements

To include (this list is subject to variation – applicants should contact the Council for up-to-date requirements):

Design and Access Statement

Affordable housing statement

Biodiversity survey and report (to include enhancements)

Landscaping and tree survey (in accordance with BS5837: Trees in Relation to Construction)

Foul and Surface water drainage statement

Flood risk assessment

Land contamination survey

Draft Heads of Terms (Planning Obligations)

Planning statement
Site waste management strategy
Sustainable building
Tall building report – required where new building would be substantially taller than immediate surroundings.
Transport assessment
Travel Plan
Statement of Community Involvement
Scoping report/Environmental Statement
Public open space strategy
Loss/partial loss of playing fields report
Noise and Air Quality Assessment (particularly in relation to Bury Road A1156 and the link to the Air Quality Management Area at Norwich Road/Chevallier Street/Valley Road)

For further guidance please refer to:-

Ipswich Local Development Framework: Core Strategy and Policies 2011
Supplementary Planning Guidance: Public Open Space
Supplementary Planning Guidance: Children’s Play Space
Urban Design Compendium, English Partnerships/Housing Corporation
Better Places to Live: By Design, a companion guide to PPG3, ODPM
Manual for Streets, DoT and DCLG
Draft Ipswich Open Space, Sport and Recreation Study 2009, PMP Consulting
Ipswich Borough Council Level 2 Strategic Flood Risk Assessment revised May 2011
Ipswich Drainage and Flood Defence Policy 2009
Draft Playing Pitch Strategy 2009, PMP Consulting
Section 106 Developers Guide to Infrastructure Contributions in Suffolk

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Your ref:
Our ref: Ipswich – former Tooks Bakery site
Date: 20 June 2012

Dear Lisa,

Ipswich: land at King George V Playing Fields and former Tooks, Old Norwich Road - draft Development Brief – developer contributions

I refer to the above which is currently out for consultation. It is important that possible infrastructure costs are identified at an early stage to provide potential purchasers with information that may have an impact on land values. The information provided is for illustration purposes only and will need to be reassessed if a planning application is submitted in the future.

I set out below Suffolk County Council's corporate view, which provides an illustration of possible infrastructure requirements associated with a scheme of 227 residential units 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 227 residential units, namely:
 - a. Primary age range, 5-11: 56 pupils. Cost per place is £12,181 (2012/13 costs).
 - b. Secondary age range, 11-16: 40 pupils. Cost per place is £18,355 (2012/13 costs).
 - c. Secondary age range, 16+: 8 pupils. Cost per place is £19,907 (2012/13 costs).

The local catchment schools are Whitehouse CP School, Westbourne High School and Suffolk One. It would seem that there are currently surplus spaces to deal with the 11-18 secondary age range although this situation may change in the future. **As things currently stand we would be looking for 56 primary school places at a cost of £12,181 (2012/13 costs) per place, making a total contribution of £682,136.**

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 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. **Early years and childcare 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. There are huge issues in south and west Ipswich with sufficiency so it is suggested that new provision ought to be incorporated in any scheme. Probably be best if provision were for a full day-care facility. Size of the facility to be determined. We can provide exact numbers on the sufficiency in mid July. Costs per place are £6,091 (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 this scheme may be £49,032, which would be spent at the local catchment library. 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 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 227 dwellings this would be a capital contribution of £22,019.
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 Borough 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.

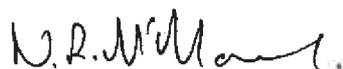
9. **Suffolk Constabulary.** An assessment of the likely impact of the development proposals on Suffolk Constabulary infrastructure facilities and funding will need to be undertaken, in conjunction with a methodology to be agreed with Suffolk Constabulary or its agent Lawson Planning Partnership Ltd (LPP). LPP's contact details are jameslawson@lppartnership.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 and associated infrastructure issues will need to be covered by appropriate planning conditions. We would 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 and/or the submission of a planning application, whichever is the sooner. A planning application will trigger the need for a new assessment to take into account the current situation.

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 infrastructure issues are taken into account and supported when determining any future planning application.

Yours sincerely,



Neil McManus
Planning Obligations Manager

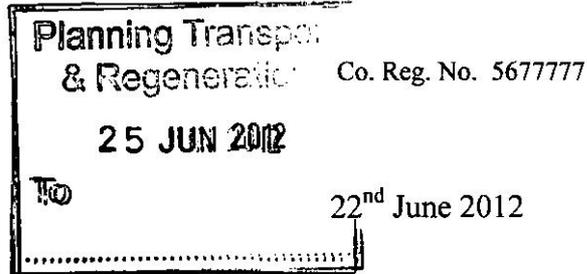
cc Christopher Fish, Ipswich Borough Council
Dave Watson, Suffolk County Council
Carol Grimsey, Suffolk County Council
Neil Eaton, Suffolk County Council
Jeff Horner, Suffolk County Council



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Dear Lisa

Land at King George V Playing Fields and Former Took's Bakery, Old Norwich Road, Ipswich: Draft Planning Brief – Submission on behalf of NHS Suffolk

We write on behalf of, NHS Suffolk (NHSS), in response to your letter (dated 23rd May 2012) inviting comments on the draft Planning Brief for the proposed development of land at the above site.

NHSS is responsible for commissioning all health care and providing primary health care facilities throughout the Borough, including commissioning primary healthcare from GP practices.

Following a review of the draft Planning Brief, NHSS provides the following advice in relation to the likely healthcare infrastructure and funding requirements arising from the proposed development.

Background

The draft Planning Brief advises that the 6.3 hectare site is considered suitable for residential development on a minimum of 80% of the site, at a low to medium density of 30-45 dwellings per hectare. This would give rise to a development of approximately 227 dwellings (using the higher density figure).

Healthcare Infrastructure Requirements

The healthcare infrastructure and funding requirements arising from the redevelopment of the site can be provided in the form of a developer contribution (capital funding) to increase the capacity of the GP catchment surgeries serving the site. The level of financial contribution has been determined by undertaking a Health Impact Assessment (HIA), as outlined below.

Health Impact Assessment

Table 1 below provides a summary of the capacity position for the GP practices within a 2km catchment of the development site, once the additional staffing and floorspace requirements arising

Managing Director:
John Lawson, BA(Hons) MPhil MRTPI
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James Lawson, BA(Hons) MA MRTPI
Technical Director:
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from the development proposal are factored in, including an estimate of the costs for providing new floorspace. A GP Catchment Area Plan is **attached** to this submission.

Table 1: Capital Cost Calculation for the Provision of Additional Health Services Arising from the Development Proposal and Developer Contribution

Premises	List Size (01.04.12)	No. GPs (WTE)	Capacity ¹	Spare Capacity ²	Additional Population Growth (227 dwellings) ³	Additional GPs Required to Meet Growth ⁴	Additional Floorspace Required to Meet Growth ⁵	Capital Required to Create Additional Floorspace ⁶
The Chesterfield Drive Practice, 29 Chesterfield Drive, IP1 6DW	10,448	4.6	8,280	-2,168	257	0.14	18.2	£36,400
Deben Road Surgery, 2 Deben Road, IP1 5EN	8,005	4.25	7,650	-355	257	0.14	18.2	£36,400
Total	18,453	9.85	17,730	-2,523	514	0.29	36.4	£72,800

Notes:

1. Based on optimum list size of 1,800 patients per GP.
2. Based on list size as at 1st April 2012.
3. Based on Ipswich average household size of 2.244 (taken from DCLG 2008-based household estimates and average household size for each year and district).
4. Additional growth divided by GP list size capacity (1,800 patients).
5. Based on 130m² per GP as set out in NHSS approved business cases incorporating DOH guidance within "Healthy Building Note 11-01: Facilities for Primary and Community Care Services".
6. Based on standard m² cost multiplier for primary care health facilities from the SPONs Architects and Builders Price Book (2010), adjusted for professional fees and fit our budget (£2,000/ m²) rounded to nearest £. The figure would be BCIS indexed for inflation.

As outlined in the table above, there is an overall shortfall in capacity within the catchment surgeries that lie within 2km of the development site, which would increase with the new population arising from the 227 dwellings. Therefore, a developer contribution of **£72,800** would be required to mitigate the capital cost to NHSS for the provision of additional healthcare services arising directly as a result of the development proposal.

NHSS would require this sum to be secured through a planning obligation linked to the grant of any planning permission in the form of a Section 106 Agreement.

Conclusion

This submission provides advice on the healthcare infrastructure and funding required to support the proposed redevelopment of the King George V Playing Fields and Former Tooks Bakery Site, Ipswich.

It is based on an initial assessment of the healthcare impacts arising, which inform the likely contributions required to mitigate the healthcare impacts associated with redevelopment. However,



it should be noted that the figures provided are based on the amount of development currently proposed and, should the number of dwellings change, or further details be provided on the unit type and mix, the developer contribution for healthcare may need to be revised.

Recommendation

NHSS recommends that the Planning Brief be amended to:

1. Provide for an appropriate level of healthcare infrastructure and funding. In this instance, a developer contribution of £72,800 would be sufficient; and,
2. Include this submission as an appendix to the Planning Brief.

We look forward to receiving confirmation that the final version of the Planning Brief includes appropriate provision for healthcare infrastructure and funding, as set out above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Aarti O'Leary', is written over the typed name.

Aarti O'Leary
Consultant to NHS Suffolk

Cc: NHS Suffolk

Encl.

