

Public Consultation for the Ipswich Local Plan Review Final Draft

15th January 2020 – 2nd March 2020

Planning and Compulsory Purchase Act 2004

Town & Country Planning (Local Planning) (England) Regulations
2012 (Regulations 19)

Consultation Comments Form



IPSWICH
BOROUGH COUNCIL

e-mail:

planningpolicy@ipswich.gov.uk

Planning Policy Team
Planning and Development
Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
IP1 2DE.

website:

www.ipswich.gov.uk

Consultation document(s) to which this comments form relates:	Core Strategy and Policies DPD Site Allocations and Policies DPD Proposals Map
Please return this comments form to:	planningpolicy@ipswich.gov.uk or Planning Policy Team Planning and Development Ipswich Borough Council Grafton House 15-17 Russell Road Ipswich IP1 2DE
Return by:	11.45pm Monday 2nd March 2020
This form has two parts:	Part A – Personal details
	Part B – Your comment(s).

PART A PERSONAL DETAILS		
	1. Personal details	2. Agent's details (if applicable)
Title	Mr	Mr
First name	Paul	Matt
Last name	Wranek	Clarke
Job title (<i>where relevant</i>)	Bursar and Clerk to the Governors	Director, Head of Boyer Colchester
Organisation (<i>where relevant</i>)	Ipswich School	Boyer
Address (<i>Please include post code</i>)	c/o Agent	15 De Grey Square De Grey Road Colchester Essex CO5 4YQ
E-mail	c/o Agent	
Telephone No.	c/o Agent	

PART B Comment(s) about the Ipswich Local Plan Final Draft Consultation

Your name or organisation (<i>and client if you are an agent</i>):	Matt Clarke, Boyer (on behalf of Ipswich School)
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Please specify which document(s) and document part you are commenting upon.

Representations at this stage should only be made in relation to the legal compliance and the soundness of the Ipswich Local Plan Review Final Draft.

Document(s) and document part.	Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)
<p>Core Strategy and Policies DPD - Diagram 3: The Ipswich Key Diagram and Para. 7.2 (iv)</p>	<p>Object to identification of land west of Tuddenham Road, north of Ipswich Millennium Cemetery as <i>“Land Allocated for Sport Use”</i> on the basis that it is not required for this purpose.</p> <p>The release of the Ipswich School land at Notcutts Field, as part of the allocated Ipswich Garden Suburb is not currently considered viable and is therefore uncertain, whilst in any event the school owns other land that would provide suitable alternative land for replacement playing fields within the vicinity and has already invested significantly into new and improved facilities at its Rushmere St Andrew Sports Centre.</p> <p>Instead it is proposed that the site is allocated for residential development (21.81ha, with capacity for 500 dwellings).</p> <p>Please see accompanying letter for further details.</p>
<p>Core Strategy and Policies DPD – Policy CS2: The location and nature of development</p>	<p>Object to allocation of land at the northern end of Humber Doucy Lane (ISPA4.1), under CS2 (b), with suggested alternative reference to allocation of land off Tuddenham Road, north of Millennium Cemetery (21.81ha, with capacity for 500 dwellings).</p> <p>This is on the basis that land west of Tuddenham Road, north of Ipswich Millennium Cemetery would be more appropriate, better related to the Ipswich Garden Suburb development, and therefore more sustainable, by virtue of reducing the need for travel by private car, improving pedestrian and cycle access and enabling a more consolidated and comprehensive form of development.</p> <p>Please see accompanying letter for further details.</p>

Document(s) and document part.	Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)
<p>Core Strategy and Policies DPD – Policy CS7: The amount of new housing required</p>	<p>Object to inclusion of land at the northern end of Humber Doucy Lane (ISPA4.1) within the land supply and replacement with reference to land west of Tuddenham Road, north of Millenium Cemetery (21.81ha, with capacity for 500 dwellings).</p> <p>Object to omission of any reference to the need for inclusion of a 20% buffer to the 5 Year Housing Land Supply, in light of latest Housing Delivery Test Information (2019 Measurement, released February 2020); to the need to also address the emerging delivery shortfall in this regard (77 dwellings within the first year); and also the need for increased focus on identification of sites that are deliverable in the Initial 5 year period.</p> <p>It is also felt that the allocated sites component of housing supply should be increased on the basis that not all of the sites relied upon will be guaranteed to deliver within the Plan Period, having regard to the fact that a proportion of these have been allocated in the Local Plan since 1997 without having yet come forward, whilst others are reliant on the securing of alternative sites for relocation of existing uses in the first instance.</p> <p>Please see accompanying letter for further details.</p>
<p>Core Strategy and Policies DPD – Policy ISPA4: Cross boundary working to deliver sites</p>	<p>Object to allocation of land at the northern end of Humber Doucy Lane (ISPA4.1), In the context of Policy ISPA4, with suggested alternative reference to allocation of land west of Tuddenham Road, north of Millenium Cemetery (21.81ha, with capacity for 500 dwellings), albeit not necessarily therefore involving cross boundary working given containment within Ipswich Borough.</p> <p>This is on the basis that land west of Tuddenham Road, north of Ipswich Millennium Cemetery would be more appropriate, better related to the Ipswich Garden Suburb development, and therefore more sustainable, by virtue of reducing the need for travel by private car, improving pedestrian and cycle access and enabling a more consolidated and comprehensive form of development.</p> <p>Please see accompanying letter for further details.</p>

PART B CONTINUED – Comments about the Ipswich Local Plan Review Final Draft

Document(s) and document part	Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)
<p>Site Allocations and Policies DPD – Site Ref: ISPA 4.1</p>	<p>Object to allocation of land at the northern end of Humber Doucy Lane (ISPA4.1), with suggested alternative allocation of land west of Tuddenham Road, north of Millenium Cemetery (21.81ha, with capacity for 500 dwellings), albeit not necessarily therefore involving cross boundary working given containment within Ipswich Borough.</p> <p>This is on the basis that land west of Tuddenham Road, north of Ipswich Millennium Cemetery would be more appropriate, better related to the Ipswich Garden Suburb development, and therefore more sustainable, by virtue of reducing the need for travel by private car, improving pedestrian and cycle access and enabling a more consolidated and comprehensive form of development.</p> <p>Please see accompanying letter for further details.</p>
<p>Site Allocations and Policies DPD – Omission Site</p>	<p>Object to omission of land west of Tuddenham Road, north of Millenium Cemetery (21.81ha, with capacity for 500 dwellings) as a residential allocation.</p> <p>This is on the basis that the site is not required for relocation of sport use and would represent a sustainable residential development opportunity, able to take advantage of close proximity to the Ipswich Garden Suburb development through direct pedestrian and cycle connection, reducing the need for travel by private car, improving pedestrian and cycle access and enabling a more consolidated and comprehensive form of development.</p> <p>The proposed site allocation could also offer additional flexibility of supply in light of concerns raised in our representations over the certainty with which allocated sites could be relied upon to deliver within the Plan Period.</p> <p>Please see accompanying letter for further details.</p>
<p>Proposals Map</p>	<p>Object to identification of land west of Tuddenham Road, north of Ipswich Millennium Cemetery as <i>“Land Allocated for Sport Use”</i> on the basis that it is not required for this purpose.</p> <p>The release of the Ipswich School land at Notcutts Field, as part of the allocated Ipswich Garden Suburb is not currently considered viable and is therefore uncertain, whilst in any event the school owns other land that would provide suitable alternative land for replacement playing fields</p>

Document(s) and document part	Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)
	<p>within the vicinity and has already invested significantly into new and improved facilities at its Rushmere St Andrew Sports Centre.</p> <p>Instead it is proposed that the site is allocated for residential development (21.81ha, with capacity for 500 dwellings).</p> <p>Please see accompanying letter for further details.</p>

Please ensure that Part B of your form is attached to Part A and return both parts to the Council's Planning Policy Team by 11.45pm on Monday 2nd March 2020.

RECEIVING NOTIFICATION OF THE PROGRESS OF THE LOCAL PLAN

Would you like to be notified of the progress of the Ipswich Borough Council Local Plan Review at any of the following stages? Tick to confirm.

The submission of the Publication Draft Ipswich Local Plan Review to the Secretary of State for Communities and Local Government for independent examination.

Publication of the Planning Inspector's Report on the Ipswich Local Plan Review.

Adoption of the Ipswich Local Plan Review.

PRIVACY NOTICE

Ipswich Borough Council is the data controller for the purposes of the Data Protection Act 2018 and other regulations including the General Data Protection Regulation (Regulation (EU) 2016/679).

As part of our public task, we will process your comment, and store your information securely. Your comment and name will be made public as it will form part of the evidence base used to inform the creation of planning policy documents, but we will not publish your email address, contact address or telephone number.

Please note that we are required to provide your full details to the Planning Inspector and Programme Officer for the purposes of producing the development plan in accordance with the statutory regulations on plan making.

The above purposes may require disclosure of any data received in accordance with the Freedom of Information Act 2000. We will use this information to assist in plan making and to contact you regarding the planning consultation process.

2nd March 2020
Our Ref: MC

15 De Grey Square
De Grey Road
Colchester
Essex
CO4 5YQ

Planning Policy Team
Planning and Development
Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk
IP1 2DE

Dear Sir/Madam,

Re: Response to Public Consultation for the Ipswich Local Plan Review Final Draft (Regulation 19) on behalf of Ipswich School

1. Introduction

- 1.1 These representations relate to land west of Tuddenham Road, north of the Millennium Cemetery and bounded by railway lines to the north and west (*centred on OS Ref 178 471*). The land in question, which measures 21.81 ha, is owned by Ipswich School, on whose behalf these representations are hereby made, and is currently in agricultural use. Please see contextual map within Masterplan document provided at Appendix 1, with the above site annotated as ***“Proposed Residential Allocation”*** alongside other relevant sites owned by Ipswich School that are referred to below.
- 1.2 The Ipswich Key Diagram (Diagram 3, p35 of Core Strategy and Policies DPD) shows the above site as ***“Land Allocated for Sport Use”*** and partially (northern portion) as ***“Green Trail”*** albeit on a diagrammatical illustration.. It is noted that the Draft Proposals Map also designates the site as ***“Land Allocated for Sport Use.”*** The owners of this site wish to object to designation of this land for sport use on the basis that neither the need for such use has been fully evidenced, nor has the viability of creating such facilities been established.
- 1.3 The background to this designation relates back to allocation of the Ipswich Garden Suburb site in the Adopted Local Plan, which is indeed carried forward into this current review as part of the development strategy for the town (Policies CS2 and CS10). Within Policy CS10 it is stated that ***“the land to the west of Tuddenham Road north of the railway line is allocated for the replacement playing fields necessary to enable development of the Ipswich School playing field site as part of the Garden Suburb development.”*** This is elaborated upon within supporting text at Para. 8.135.
- 1.4 Ipswich School have consistently stressed that they would only release their land off Valley Road (known as Notcutts Field) if it were viable to do so, namely in respect of the costs of providing new facilities being met or exceeded by receipts from the sale of the site. As the

viability of relocation is by no means certain at this time, the assumption of relocation of sports facilities to land to the west of Tuddenham road is premature and has the effect of sterilising a viable housing allocation when another alternative site is available for sports facilities (see below).

- 1.5 Furthermore, in the event that the viability position were to improve in the longer-term, it is not considered that the allocated playing fields relocation site west of Tuddenham Road is definitively required in this context. This is because the School owns other land that would provide suitable alternative options in this regard. This includes land (extending to approximately 17ha) to the north of Westerfield, on either side of the B1077 (Westerfield Road).
- 1.6 This land is flat and level and therefore readily capable of accommodating the requisite sports pitches without being obtrusive in the surrounding landscape or giving rise to unacceptable amenity impacts, with scope to provide screen planting and off-set from any neighbouring residential properties. This site is located only marginally further away from the school than the Tuddenham Road site, and in fact closer than their Sports Centre facility at The Street, Rushmere St Andrew. Please see contextual location plan within Masterplan Document at Appendix 1, and specifically the site annotated as ***“Alternative Playing Fields Site.”***
- 1.7 In this connection, it should also be noted that in recent years significant investment in sports facilities has already taken place at the Rushmere Sports Centre, including the creation of a number of all-weather pitches.
- 1.8 It is therefore felt that allocation of the land west of Tuddenham Road for replacement playing fields is unnecessary and unjustified, and that the site would be more appropriately allocated for residential development. By extension it is also evident that the basis upon which this site was assessed within the SHELAA (January 2020) under Site Ref: IP183, as being considered suitable, yet unavailable and unachievable, was fundamentally flawed.
- 1.9 A Masterplan (see Appendix 1) has been prepared by Tate Harmer Architects which illustrates how development of land west of Tuddenham Road could be developed for residential use, with scope to accommodate up to 500 dwellings, and therefore comparable in scale to the Ipswich Borough element of the proposed cross-boundary ISPA 4.1 allocation. This applies many of the key design principles of the neighbouring Garden Suburb (as defined within the allocations policy and subsequent SPD), including the following:
- Comparable dwelling size mix covering a varied range of 1-5 bed new homes;
 - A series of interconnecting linear green parks and green avenues with integral sustainable urban drainage system (SUDS) also providing ecology benefits;
 - In excess of 12% public open space (allowing for incorporation of SUDS);
 - Scope for community space/buildings;
 - Average net residential density of 32 dph;
 - Vehicle-free streets, adopting Home Zones approach;

- Vehicular access shown indicatively as being taken from two points along Tuddenham Road;
 - Suitable green buffers adjacent to railway lines (to north and west), with notable width to the north, respecting "Green Trail" designation shown on Key Diagram.
- 1.10 In promoting the availability and suitability of the Tuddenham Road site to come forward for residential development it is considered that its allocation could be robustly contemplated under a number of scenarios.
- 1.11 Firstly, it would be a preferable, more suitable and more sustainable alternative to the proposed allocation sites that comprise ISPA4.1. It is evident that the site west of Tuddenham Road is more closely related to the Ipswich Garden Suburb and therefore able to take better advantage of community facilities planned as part of that development, and indeed to supplement these through provision of further facilities. In this regard it should be noted that direct pedestrian and cycle access can be achieved between these sites by virtue of existing connection beneath the intervening railway line from the north-western corner of our client's site, the nature of which could be significantly enhanced to provide an attractive and convenient route. The location of this connection would link particularly well to the location of both the Secondary School and Primary School within this area of the Ipswich Garden Suburb scheme, as shown in the Adopted SPD.
- 1.12 This is in stark contrast to the ISPA4.1 allocation which would inevitably lead to access to such facilities being dependent on car use, or pedestrians having to cross Tuddenham Road.
- 1.13 It is also apparent that the ISPA4.1 allocation does not comprise a single site, but rather a series of separate and disjointed parcels that will not ultimately form a comprehensive new community. Inclusion of the Ipswich Rugby Club land is also likely to lead to a need for re-provision of land for yet more compensatory pitches.
- 1.14 Secondly, as set out at Para. 1.4 above, there is an element of uncertainty regarding the viability of releasing land at Notcutts Field (allocated as part of the Ipswich Garden Suburb), given the need to finance alternative sports facility provision. In the event that the site off Valley Road were therefore unable to deliver housing, the Tuddenham Road site would provide an effective and suitable alternative housing allocation.
- 1.15 Thirdly the site would provide either a suitable additional or alternative site in the context of concerns about the deliverability of other sites relied upon in the Plan, or in the event that additional supply is required more generally.
- 1.16 In this regard it is considered that a significant number of site allocations have been in place for some considerable time, yet have not to date come forward for development. Analysis of the proposed allocation sites in the Draft Local Plan Review which contain a specified indicative residential capacity reveals that a significant number of sites have been allocated for comparable uses since the 1997 Local Plan was adopted, but to date have failed to be delivered (either in part or in their entirety). There are some 8 sites for which this situation is apparent, as listed at Appendix 2 of this statement. The collective capacity from these sites totals 865 dwellings.

- 1.17 It is not necessarily advocated that these sites be de-allocated, given that the principle of their development remains appropriate. Rather it is suggested that a more cautious approach is taken to the likelihood of delivery being achieved within the Plan Period, noting that whilst a discount of 10% "slippage" has been applied to certain supply categories (sites with planning permission or resolution to grant) no such flexibility has been built in for allocation sites. This is further evident when regard is had to proposed allocation sites where explicit acknowledgement is given within the allocations schedule to the need for existing uses to be displaced and alternative sites found for these to be accommodated before development could proceed (sites IP003, IP011b, IP014, IP032, IP064a, IP066, IP119, IP120b).
- 1.18 Furthermore it is noted that within the Government's recently published Housing Delivery Test: 2019 Measurement data (13th February 2020) it was recorded that Ipswich Borough Council delivered 611 net additional dwellings over the preceding 3 year period against a requirement of 1,319 dwellings. This represents just 46%, and therefore only narrowly avoiding automatic application of the presumption in favour of sustainable development (which would have applied at anything below 45% for this current period). As a consequence the Borough are needing to apply a buffer of 20% to its 5 year housing land supply requirement.
- 1.19 It is not clear that this has currently been factored into the current land supply calculations, and indeed it is acknowledged that the above information was published after this consultation draft plan was prepared. This will however need to be rectified going forward, and whilst it is recognised that this need not necessarily affect the quantum of overall supply across the plan period, it does clearly require a focus on the identification of sites that are deliverable within the first 5 years. Regard will also need to be given to addressing the backlog in supply that has already arisen since the start of the plan period (77 dwellings during 2018/19, based on the stated 223 completions against the initial lower stepped requirement of 300 dwellings, with data related to 2019 performance awaited).

2. Specific Policy Comments and Proposed Alternatives

- 2.1 In light of the comments set out above the following specific comments and objections are made on behalf of Ipswich School.

Core Strategy and Policies DPD -Diagram 3: The Ipswich Key Diagram and Para. 7.2 (iv)

- 2.1.1 Object to identification of land west of Tuddenham Road, north of Ipswich Millennium Cemetery as "**Land Allocated for Sport Use**" on the basis that it is not required for this purpose.
- 2.1.2 The release of the Ipswich School land at Notcutts Field, as part of the allocated Ipswich Garden Suburb is not currently considered viable and is therefore uncertain, whilst in any event the school owns other land that would provide suitable alternative land for replacement

playing fields within the vicinity and has already invested significantly into new and improved facilities at its Rushmere St Andrew Sports Centre.

- 2.1.3 Instead it is proposed that the site is allocated for residential development (21.81ha, with capacity for 500 dwellings).

Core Strategy and Policies DPD – Policy CS2: The location and nature of development

- 2.1.4 Object to allocation of land at the northern end of Humber Doucy Lane (ISPA4.1), under CS2 (b), with suggested alternative reference to allocation of land off Tuddenham Road, north of Millenium Cemetery (21.81ha, with capacity for 500 dwellings).
- 2.1.5 This is on the basis that land west of Tuddenham Road, north of Ipswich Millennium Cemetery would be more appropriate, better related to the Ipswich Garden Suburb development, and therefore more sustainable, by virtue of reducing the need for travel by private car, improving pedestrian and cycle access and enabling a more consolidated and comprehensive form of development.

Core Strategy and Policies DPD – Policy CS7: The amount of new housing required

- 2.1.6 Object to inclusion of land at the northern end of Humber Doucy Lane (ISPA4.1) within the land supply and replacement with reference to land west of Tuddenham Road, north of Millenium Cemetery (21.81ha, with capacity for 500 dwellings).
- 2.1.7 Object to omission of any reference to the need for inclusion of a 20% buffer to the 5 Year Housing Land Supply, in light of latest Housing Delivery Test information (2019 Measurement, released February 2020); to the need to also address the emerging delivery shortfall in this regard (77 dwellings within the first year); and also the need for increased focus on identification of sites that are deliverable in the initial 5 year period.
- 2.1.8 It is also felt that the allocated sites component of housing supply should be increased on the basis that not all of the sites relied upon will be guaranteed to deliver within the Plan Period, having regard to the fact that a proportion of these have been allocated in the Local Plan since 1997 without having yet come forward, whilst others are reliant on the securing of alternative sites for relocation of existing uses in the first instance.

Core Strategy and Policies DPD – Policy ISPA4: Cross boundary working to deliver sites

- 2.1.9 Object to allocation of land at the northern end of Humber Doucy Lane (ISPA4.1), in the context of Policy ISPA4, with suggested alternative reference to allocation of land west of Tuddenham Road, north of Millenium Cemetery (21.81ha, with capacity for 500 dwellings), albeit not necessarily therefore involving cross boundary working given containment within Ipswich Borough.

- 2.1.10 This is on the basis that land west of Tuddenham Road, north of Ipswich Millennium Cemetery would be more appropriate, better related to the Ipswich Garden Suburb development, and therefore more sustainable, by virtue of reducing the need for travel by private car, improving pedestrian and cycle access and enabling a more consolidated and comprehensive form of development.

Site Allocations and Policies DPD – Site Ref: ISPA 4.1

- 2.1.11 Object to allocation of land at the northern end of Humber Doucy Lane (ISPA4.1), with suggested alternative allocation of land west of Tuddenham Road, north of Millennium Cemetery (21.81ha, with capacity for 500 dwellings), albeit not necessarily therefore involving cross boundary working given containment within Ipswich Borough.
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Site Allocations and Policies DPD – Omission Site

- 2.1.13 Object to omission of land west of Tuddenham Road, north of Millennium Cemetery (21.81ha, with capacity for 500 dwellings) as a residential allocation.
- 2.1.14 This is on the basis that the site is not required for relocation of sport use and would represent a sustainable residential development opportunity, able to take advantage of close proximity to the Ipswich Garden Suburb development through direct pedestrian and cycle connection, reducing the need for travel by private car, improving pedestrian and cycle access and enabling a more consolidated and comprehensive form of development.
- 2.1.15 The proposed site allocation could also offer additional flexibility of supply in light of concerns raised in our representations over the certainty with which allocated sites could be relied upon to deliver within the Plan Period.

Proposals Map

- 2.1.16 Object to identification of land west of Tuddenham Road, north of Ipswich Millennium Cemetery as ***“Land Allocated for Sport Use”*** on the basis that it is not required for this purpose.
- 2.1.17 The release of the Ipswich School land at Notcutts Field, as part of the allocated Ipswich Garden Suburb is not currently considered viable and is therefore uncertain, whilst in any event the school owns other land that would provide suitable alternative land for replacement playing fields within the vicinity and has already invested significantly into new and improved facilities at its Rushmere St Andrew Sports Centre.

2.1.18 Instead it is proposed that the site is allocated for residential development (21.81ha, with capacity for 500 dwellings).

3. Summary

3.1 Should you have any queries on the matters raised within these submissions please do not hesitate to contact me. Ipswich School would be more than happy to discuss the opportunities presented by their site off Tuddenham Road in further detail.

Yours faithfully

Matt Clarke
Director, Head of Boyer Colchester

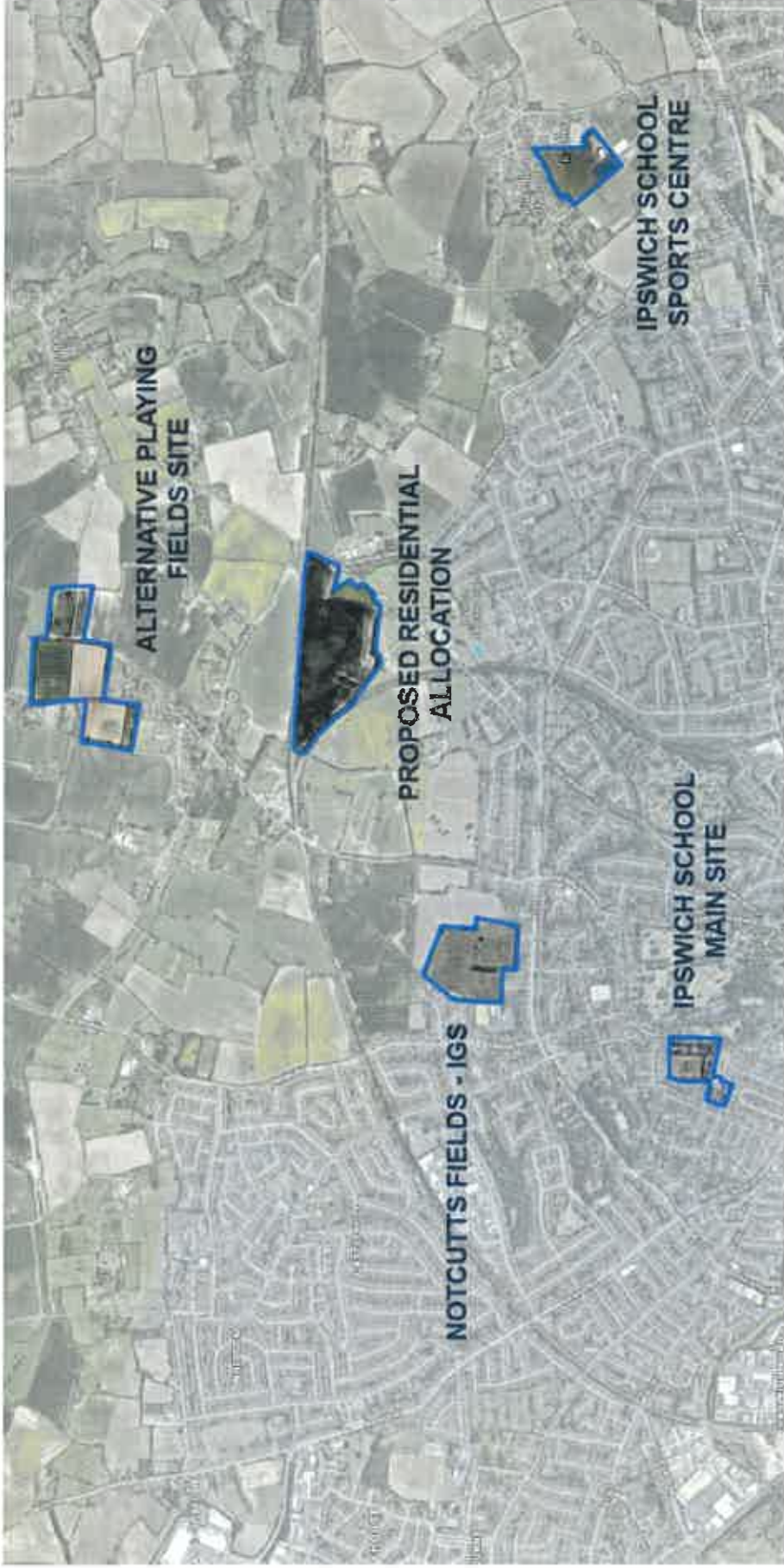
APPENDIX 1 – MASTERPLAN DOCUMENT



Masterplan Proposal Tuddenham Road, Ipswich

2nd March 2020

01 EXISTING SCHOOL LAND



Aerial view of existing school land

02 TUDDENHAM ROAD SITE



Aerial view of Tuddenham Road - red line denotes site boundary

03 EXISTING CONTEXT



Local cottage house typology on Tuddenham Road



Local Wellness Clinic on Tuddenham Road



Chelsworth Avenue - local example of green streets

04 DESIGN PROPOSAL



- Key:**
- 01 Public Green Space
 - 02 Community Building
 - 03 New Site Access Points
 - 04 Green 'Boulevard' Streets
 - 05 Vehicle free 'Home zone' streets
 - 06 New central square
 - 07 Community space
 - 08 Shared surfaces

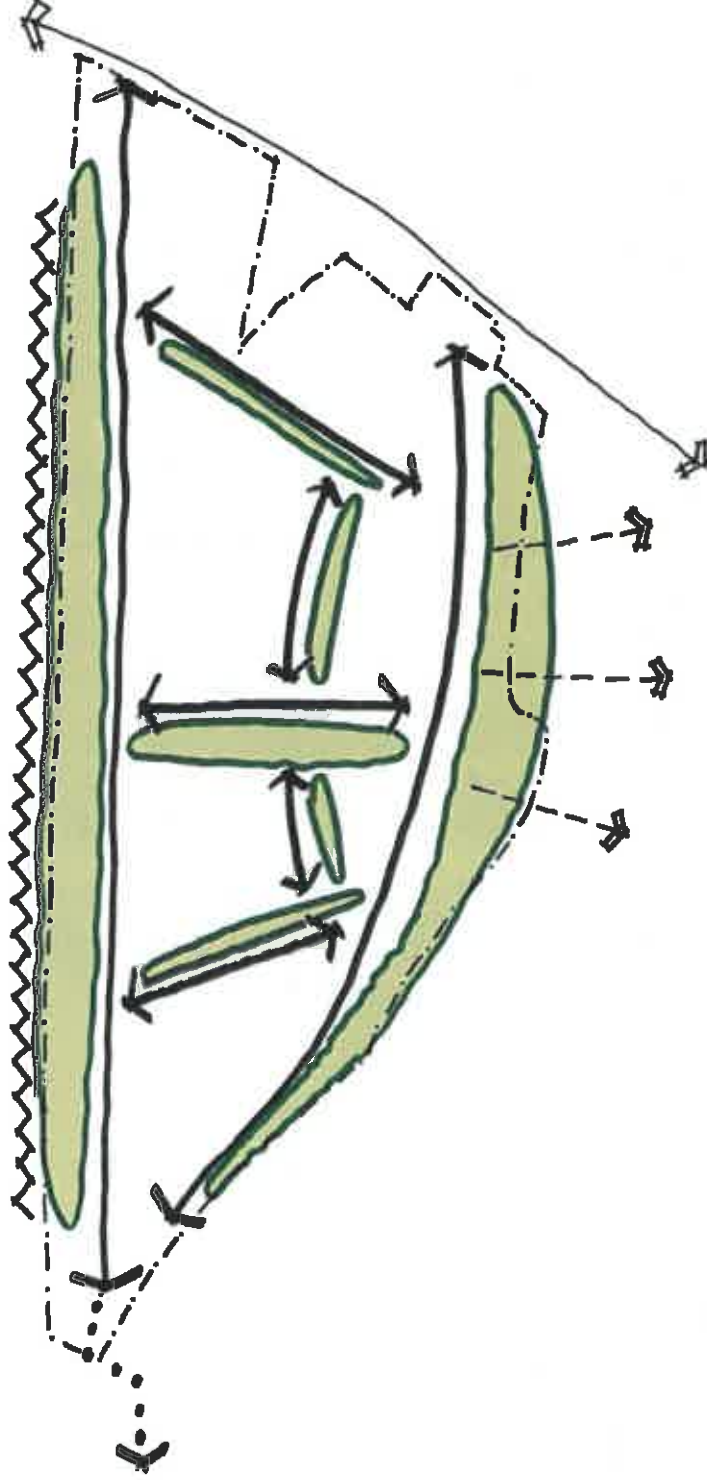
TOTAL NUMBER OF UNITS: 600

Gross site area: 21.8ha

Net development area: 15.6ha

Density: 32units/ha

- 1 bed homes (10%) = 50 units
- 2 bed homes (23%) = 115 units
- 3 bed homes (38%) = 180 units
- 4 bed homes (21%) = 106 units
- 5+ bed homes (8%) = 40 units



Primary Movement & Green Avenues

Large green buffer zones along the north and south boundary will create open public spaces with green avenues connecting across the site. A central linear park running north to south will act as a community spine to the masterplan, allowing for recreational activities and a link to a site wide sustainable urban drainage system. These green spaces will improve water conservation, the public's health and wellbeing, and the surrounding ecology.

06 TYPICAL HOUSE DESIGNS



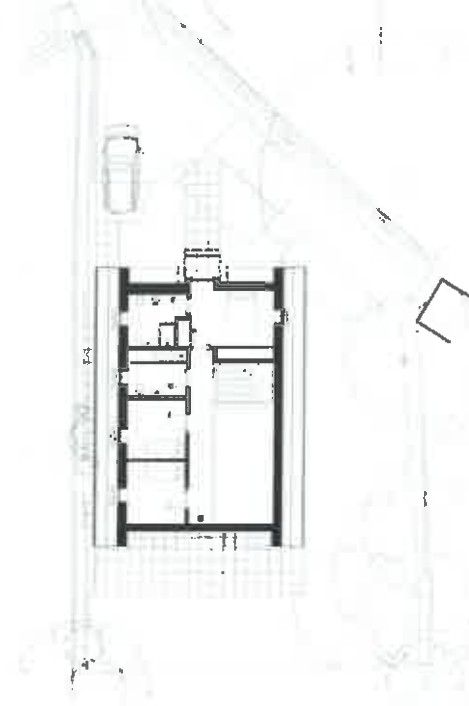
Hoo House
Location: Suffolk, UK
Size: 180sqm

This project is intended as a prototype for a low-cost, low-energy, new-build house which can sensitively respond to a market town setting. The project site had a planning restriction for a chalet bungalow and we responded to this by splitting the central ridge to provide more spacious rooms on the first floor.

We used a 'fabric first' approach to the building design, working with engineers, Baro Happold on the massing, orientation and glazing distribution to maximise passive solar gain in winter months. By arranging all of the cellular rooms into one half of the building we created a dramatic double height living area, with solar tubes bringing light deep into the heart of the building.



Ground Floor Plan



First Floor Plan

06 TYPICAL HOUSE DESIGNS

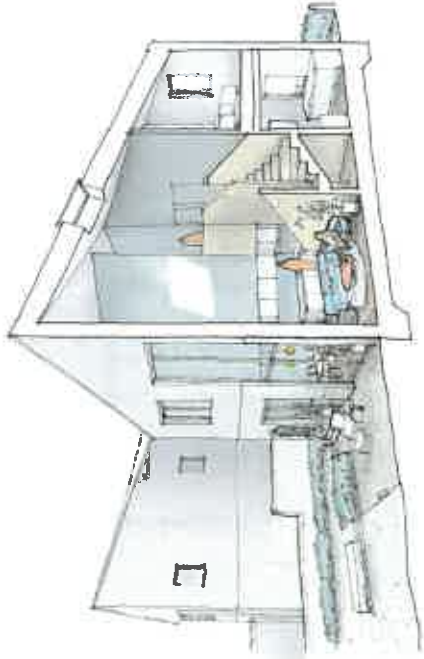


Esholt: Positive Living
Location: Yorkshire, UK
Size: 20,000sqm (150 homes)

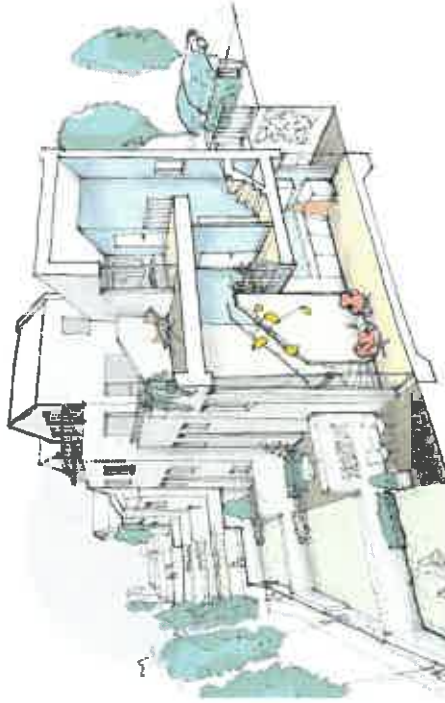
The scheme will create a ground-breaking sustainable residential and commercial development in place of existing disused water treatment tanks on the site.

The housing has been led by a drive to create an exemplar residential development which will be one of the most sustainable in the UK. The masterplan outlines 150 homes, from 1-bedroom maisonettes to 5 bedroom detached houses to allow for a diverse community. All of the housing will be low energy construction, carefully orientated to maximise opportunities for passive solar gain in winter months as well as solar panels, all facing onto communal green landscaped areas.

When complete, this scheme will provide spaces for people to live, work and play, as well as a nationally recognised development for reaching high sustainability targets. It will repurpose the brownfield site to deliver a series of economic, social and environmental benefits through homes, open space and employment.



3-Bed detached house



2-Bed town house

06 TYPICAL HOUSE DESIGNS



Light House
 Location: Dorset & Somerset, UK
 Size: 130sqm

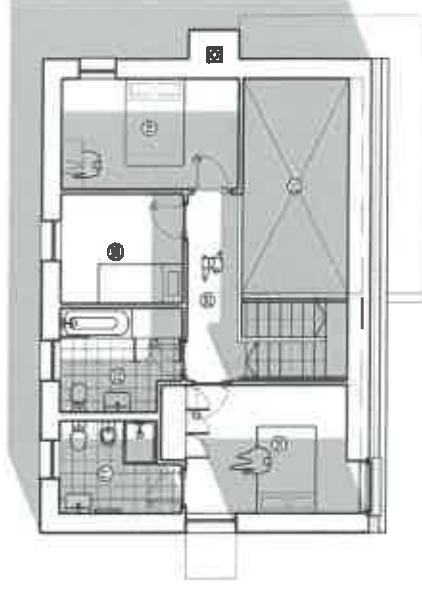
We were commissioned by the Habitat First Group to design three and four bedroom new house types for the new Lower Mill Estate in Somerset. The design also features in their Silverlake, Dorset proposal. Both of these sites are a collection of elegant contemporary sustainable homes set in a bucolic setting.

Conceived as a building which is simple to understand, occupy and operate, the 'Light-House' is the first Habitat First Group design to meet Passivhaus standards and code level 8 of the old Code for Sustainable Homes. Based on a traditional housing typology, it is a compact but flexible and adaptable home. Large areas of south-facing triple-glazed windows provide natural day light deep into the house. High level automatic opening roof lights provide natural ventilation through a 'stack' effect, helping to purge the house when temperatures outside are high.

Overall, this design demonstrates that it is possible to live sustainably and beautifully without resorting to complicated methods or systems.



Ground Floor Plan



First Floor Plan

TATE HARMER

Unit G1B2 Stamford Works
3 Gillett Street
London
N16 8JH

T: 020 7241 7481
E: studio@tateharmer.com

**APPENDIX 2 – SITES ALLOCATED IN DRAFT LOCAL
PLAN WHICH HAVE FAILED TO DELIVER DESPITE
ALLOCATION SINCE 1997**

Site ref.	Site name and development description	Site size ha (% residential on mixed use sites)	Indicative capacity (homes)	Capacity evidence	Likely delivery timescale (S, M, L)	Our Comments
IP009	Victoria Nurseries, Westerfield Road	0.39	12	30dph (DM23c) Low density to reflect suburban location	S	Allocated in 1997 Local Plan as part of site ref: 6.8, despite which has remained undeveloped. Displacement of existing nursery use would be required.
IP011c	Smart Street, Foundation Street (North) Allocated for residential development Site IP011b has been split to reflect the ownerships.	0.08	7	90dph (DM23a lower end of range)	M	Allocated in 1997 Local Plan as part of site ref: 5.8
IP012	Peter's Ice Cream	0.32	35	110dph (DM23a higher end of range)	M	Allocated in 1997 Local Plan as part of site ref: 5.11. Whilst parts of wider site have come forward, and signs of potential development have been apparent, it is noted that the site does not yet benefit from planning permission.
IP035	Key Street / Star Lane / Burtons (St Peter's Port)	0.54 (80%)	86	DM23a at a higher density of around 200 dph	M	Allocated in 1997 Local Plan as site ref: 5.6. Site lies between two busy roads as part of one way network, which may form constraint.
IP037	Island Site Allocated for housing and open space alongside existing Marina and small	6.02 (c. 70%)	421	100dph (DM23a midrange)	L	Allocated in 1997 Local Plan under site refs: 5.1 and 5.2.

	commercial uses to support enterprise zone.							The need for additional access arrangements is noted and may represent constraint.
IP054b	Land between Old Cattle Market and Star Lane	1.08 (60%)	23	40dph (DM23 b-c)	L	Allocated in 1997 Local Plan as part of site refs: 5.9 and 5.10		
IP132	Former St Peters Warehouse Site, 4 Bridge Street	0.18	73	73 dwellings as part of a mixed use scheme (with B1a office use, leisure or small scale retail)	M	Allocated in 1997 Local Plan as part of site ref: 5.3. Lengthy vacancy with no signs of coming forward, despite allocation since 1997.		
IP136	Silo, College Street	0.16 (c.80%)	48	Assume 6 flats per floor within 10 storey development with commercial on lower two floors (DM23a and higher than average density consistent with other schemes along Quay).	L	Allocated in 1997 Local Plan as part of site ref: 5.3. Fire damaged buildings and lengthy vacancy with no signs of coming forward, despite allocation since 1997.		
IP150d	Land south of Ravenswood – Sports Park (part adjacent to Alnesbourn Crescent only – to be master planned)	1.8	34	DM23 c. low density as part of mixed use with sports park	M	Allocated in 1997 Local Plan as part of site ref: 6.1. Remainder of Ravenswood community has been built out, but		

1P150e	Land south of Ravenswood (excluding area fronting Nacton Road) – to be master planned	3.6	126	DM23 c. low density as part of mixed use with B1 employment uses	M	several parcels remain undeveloped. Allocated in 1997 Local Plan as part of site ref: 6.1 Remainder of Ravenswood community has been built out, but several parcels remain undeveloped.
Total			865			