



Phase 2

Open Space Assessment

Land north-east of Humber Doucy Lane, Ipswich

February 2024

Our ref: C23109

Phase 2 PLANNING & DEVELOPMENT LIMITED

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Quality Assurance

Site Name: Land north-east of Humber Doucy Lane, Ipswich

Client Name: Hopkins Homes/Barratt David Wilson

Type of Report: Open Space Assessment

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(Appendix 3 of Ipswich Core Strategy and Policies Development Plan Document Review
– Adopted March 2022)

1. Background and Methodology

- 1.1 The majority of the Application Site lies within Ipswich Borough, with a smaller area falling within East Suffolk.
- 1.2 A review has been undertaken of open space within the surrounding area. Reference has been made to the following documents:
- Ipswich Borough Council Open Space Sport and Recreation Facilities Study – 2009
 - Ipswich Borough Council - Background to the Revised Public Open Space Standards and Surplus and Deficiency Maps January 2016;
 - Ipswich Borough Council - Public Open Space Supplementary Planning Document March 2017 – as updated August 2017
 - East Suffolk Council, Open Space Report, April 2021
- 1.3 The site falls partly within Rushmere ward which lies within the northeast area of Ipswich, and partly in Carlford and Fynn Valley Ward of East Suffolk Council.
- 1.4 For the purposes of this analysis, no account has been taken of additional open space being provided as part of the Ipswich Garden Suburb.
- 1.5 The analysis undertaken by IBC for its 2009 and 2016 reports split Ipswich into five areas – central, NW, NE, SW and SE as shown below. It is the North-East area that most closely reflects the location of the site.

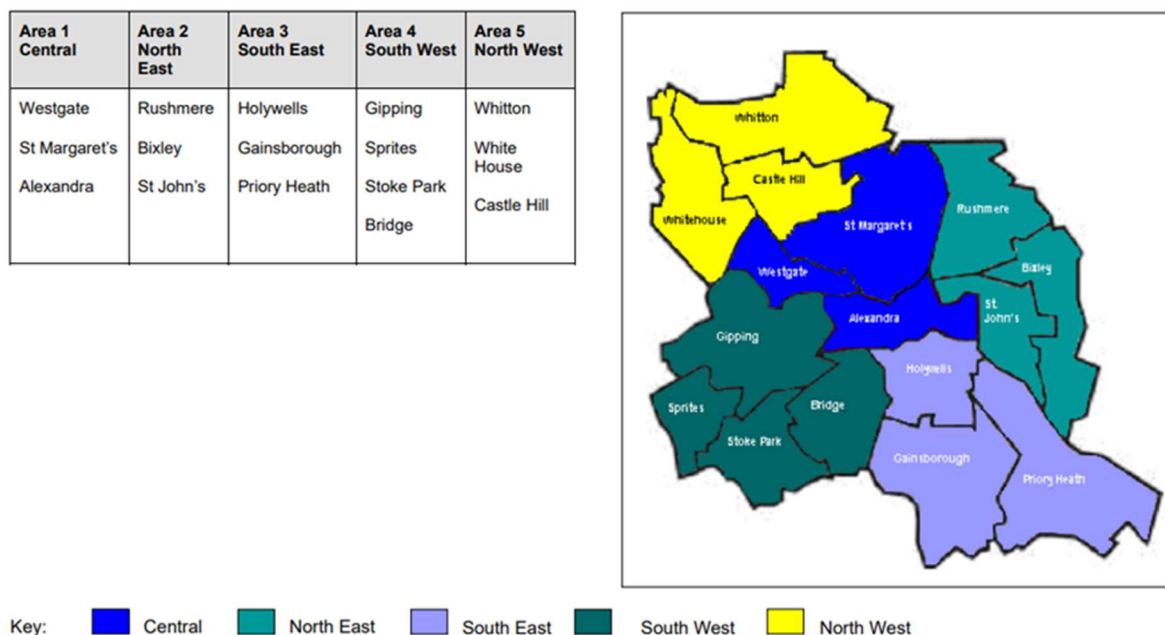


Figure 1: Geographic Areas used in the Open Space, Sport and Recreation Facilities Study, 2009

2. Overall Existing Provision

2.1 Table 1 highlights the deficiency (in red), adequate provision (>95%) (in green) and small deficit (in orange) for Ipswich Borough, Northeast Ipswich and specifically Rushmere ward based on the 2017 SPD.

Table 1	Parks and Gardens	Natural & Semi-Natural Space	Amenity Green Spaces	Children's Provision	Young People's Provision 2014	Allotments 2014	Outdoor sports facilities	
							With Golf	Without golf
Existing Open space ha per 1000 population (% of recommended level)								
IBC Recommended provision*	1.16	1.53	0.48	0.08	0.04	0.41	1.42	1.24
Ipswich Borough Current Provision**	1.15 (99%)	1.52 (99%)	0.47 (98%)	0.06 (75%)	0.03 (75%)	0.45 (109%)	1.41 (99%)	1.23 (99%)
NE Current Provision**	0.00	0.67	0.41	0.05	0.02	0.57	3.18	2.23
Rushmere Current Provision ***	<25%	<25%	>100%	26-50%	51-75%	>100%	>100 %	>100%

*Data taken from Appendix 3 of Ipswich Core Strategy and Policies Development Plan Document Review – adopted 2022

**Data taken from Appendix 2 to Public Open Space Supplementary Planning Document March 2017 – as updated August 2017

*** Data taken from Current Provision Maps – Appendix 4 to Public Open Space Supplementary Planning Document March 2017 – as updated August 2017

2.2 Due to the more rural nature of the district, East Suffolk has different recommended levels of provision. Table 2 highlights ESC recommended provision, together with current provision within Area 6, which includes Carlford & Flynn Valley, together with wards of Kesgrave, Rushmere St Andrew and Martlesham.

Table 2	Parks and Gardens	Natural & Semi-Natural Space	Amenity Green Spaces	Allotments
ESC Recommended provision (Table 9.3.1) ESC	0.22	3.64	0.92	0.26
Area 6 – East Suffolk	0.00	8.58 >100%	0.72	0.09

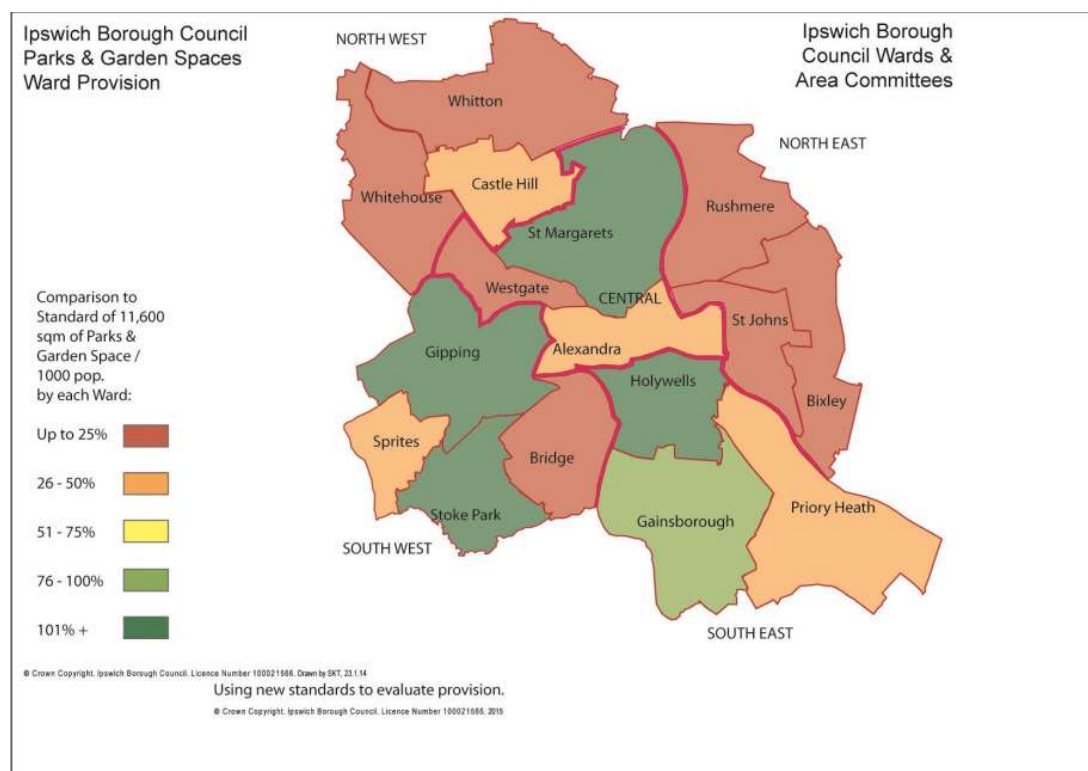


Figure 3: Parks and Gardens Ward Provision (Source: IBC: Appendix 4 to Public Open Space Supplementary Planning Document March 2017)

- 3.4 As set out in within East Suffolk Open Space Report, the requirement for parks and gardens, is greater in areas of higher population density, where other forms of open space are not available. As such, the recommended level in East Suffolk is lower. However, there are no formal Parks or Gardens within Area 6 of East Suffolk, also indicating a deficiency.

Natural and semi natural open space

- 3.5 As shown on Table 1 and Figure 4, natural space across Ipswich overall meets 99% of policy requirements. However, there is a shortfall within the northeast, and in particular the Rushmere Ward.
- 3.6 However, as set out in within East Suffolk Open Space Report, there are 98 accessible natural and semi-natural greenspace sites within East Suffolk, of which 11 are located within Area 6, providing 8.58 hectares per 1,000 population, exceeding the requirement for natural open space. The closest is Rushmere Common approximately 1.38 km south and Playford Alder Carr approximately 1.6km north east, with footpaths available from the Site to both, and with a range of circular routes available from the site within the Fynn Valley to the north of the railway line.

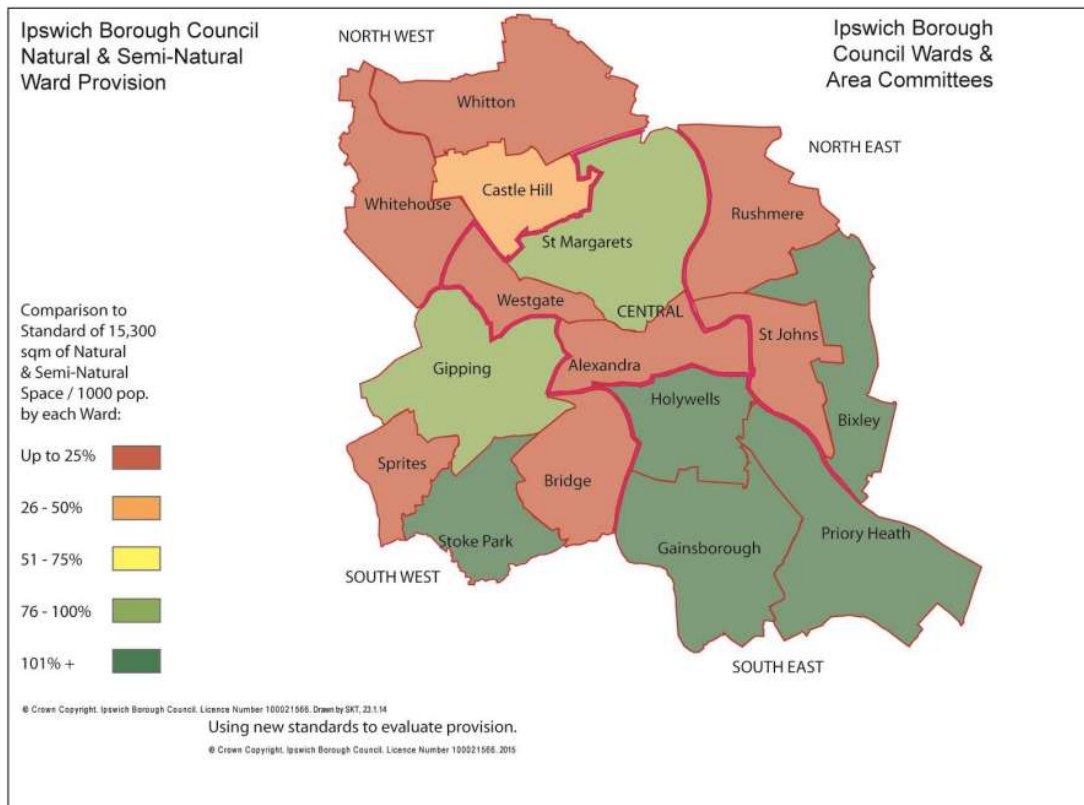


Figure 4: Natural and Semi Natural Ward Provision in Ipswich (Source: IBC: Appendix 4 to Public Open Space Supplementary Planning Document March 2017)

- 3.7 Therefore although there is a numerical shortfall within the relevant Ipswich area, the site is actually well located to accessible natural open space within the neighbouring East Suffolk area.

General Amenity Space

- 3.8 Table 1 shows existing general amenity space within Ipswich Borough provides 98% of the required provision but a shortfall in the north-east area. However, the SPD map (Figure 5) shows the deficit is further south and Rushmere ward has a surplus of general amenity space.
- 3.9 Within East Suffolk, there are 24 Sites within Area 6, providing 0.72 hectares per 1000. Whilst this is below East Suffolk's quantity guideline, given the surplus in Rushmere Ward, it is not considered that there is any particular shortfall in respect of the Site itself.

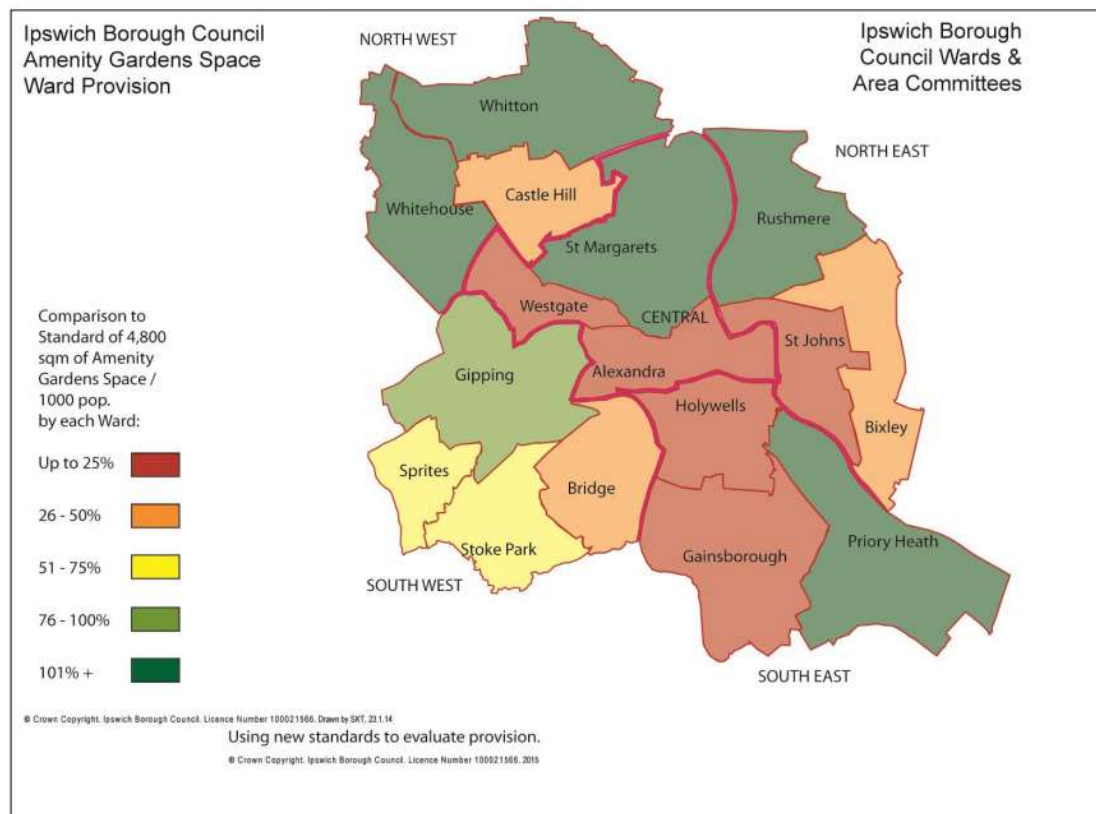


Figure 5: General Amenity Space Ward Provision in Ipswich (Source: IBC: Appendix 4 to Public Open Space Supplementary Planning Document March 2017)

Allotments

- 3.10 As shown on Table 1, there is a surplus of allotments across Ipswich and the ward provision maps shown in Figure 6 show a surplus in Rushmere. The closest is at Gretna allotments, less than 500m from the boundary of the Site.
- 3.11 Within East Suffolk, whilst Table 2 shows a deficit of allotments within Area 6, both the allotments within this area are located close to the Site, within Rushmere St Andrew at Playford Lane and the Rushmere Parish Allotments, within approximately 1.5km.
- 3.12 Accordingly, local provision exceeds the recommended standards for allotments overall.

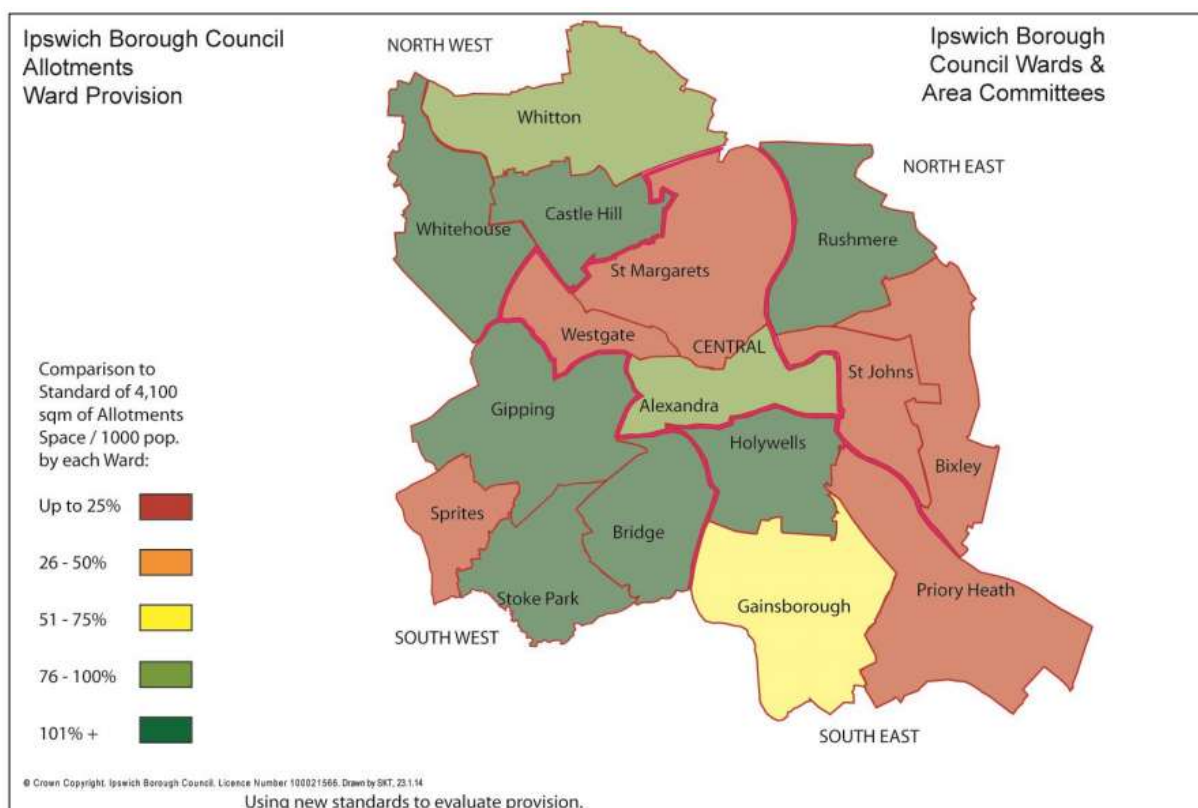


Figure 6: Allotments Ward Provision (Source: IBC: Appendix 4 to Public Open Space Supplementary Planning Document March 2017)

Children's Play space

- 3.13 Within Ipswich, there is a deficit across the town with the greatest deficit in the central and northeast quadrant. However, it should be noted these areas comprise a lower percentage of children per 1000 population as shown on Figure 8. The closest play area to the Site is located at Dumbarton Road Recreation Ground, approximately 450m to the south of the Site, with a smaller equipped play area at Shetland Close, approximately 700m southwest of the boundary Site.
- 3.14 Within East Suffolk, the closest children's playground is at Rushmere St Andrew approximately 1km to the east of the Site.

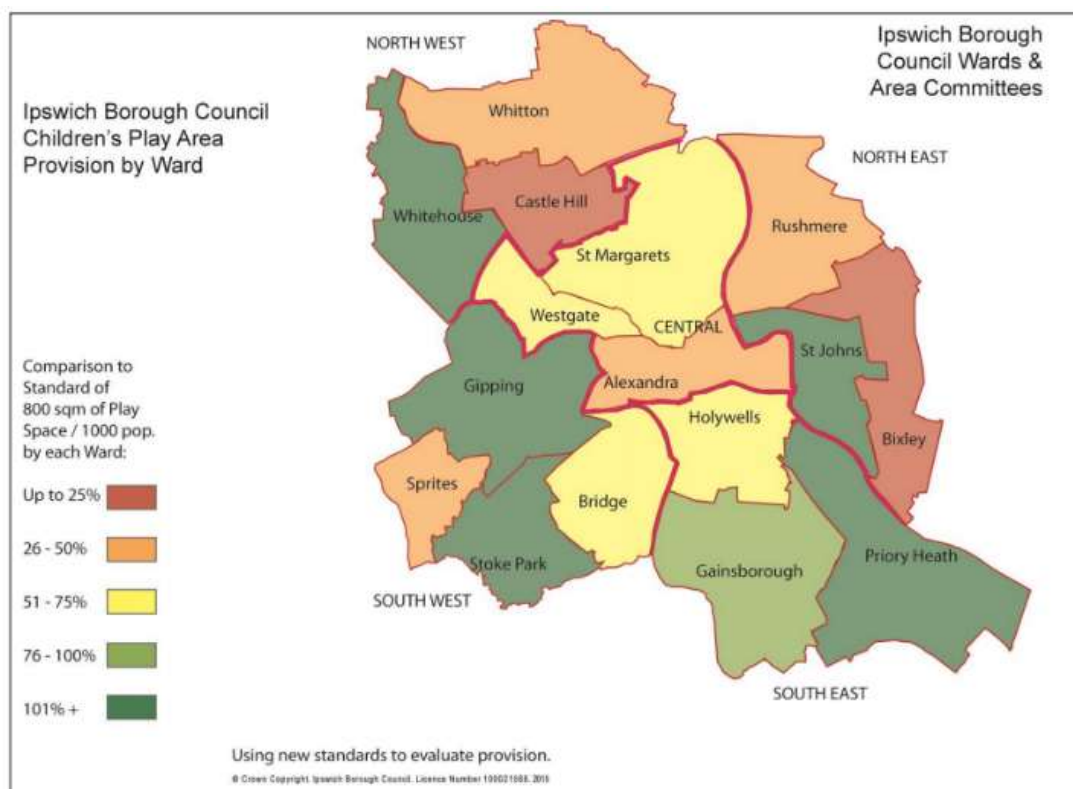


Figure 7: Children's play space provision by ward (Source: IBC: Appendix 4 to Public Open Space Supplementary Planning Document March 2017)

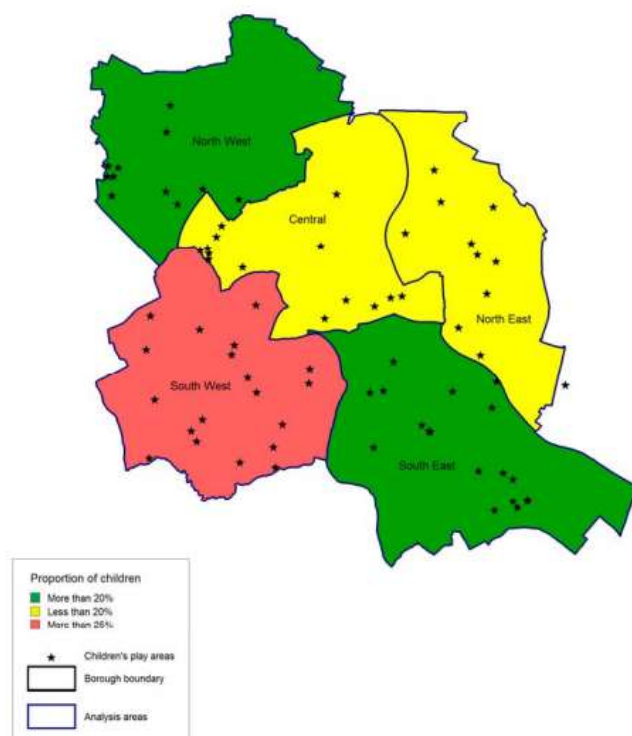


Figure 8: Percentage of the Borough's Children per Analysis Area (Source: Ipswich Borough Council Open Space Sport and Recreation Facilities Study)

Young Peoples Space

- 3.15 There is a small deficit across Ipswich, particularly in the northeast as shown on the ward provision map (Figure 9) below. The closest space is a basketball net and goal posts within the Dumbarton Road Recreation Area. In addition, a second basketball hoop is available at Lonsdale Close play area.

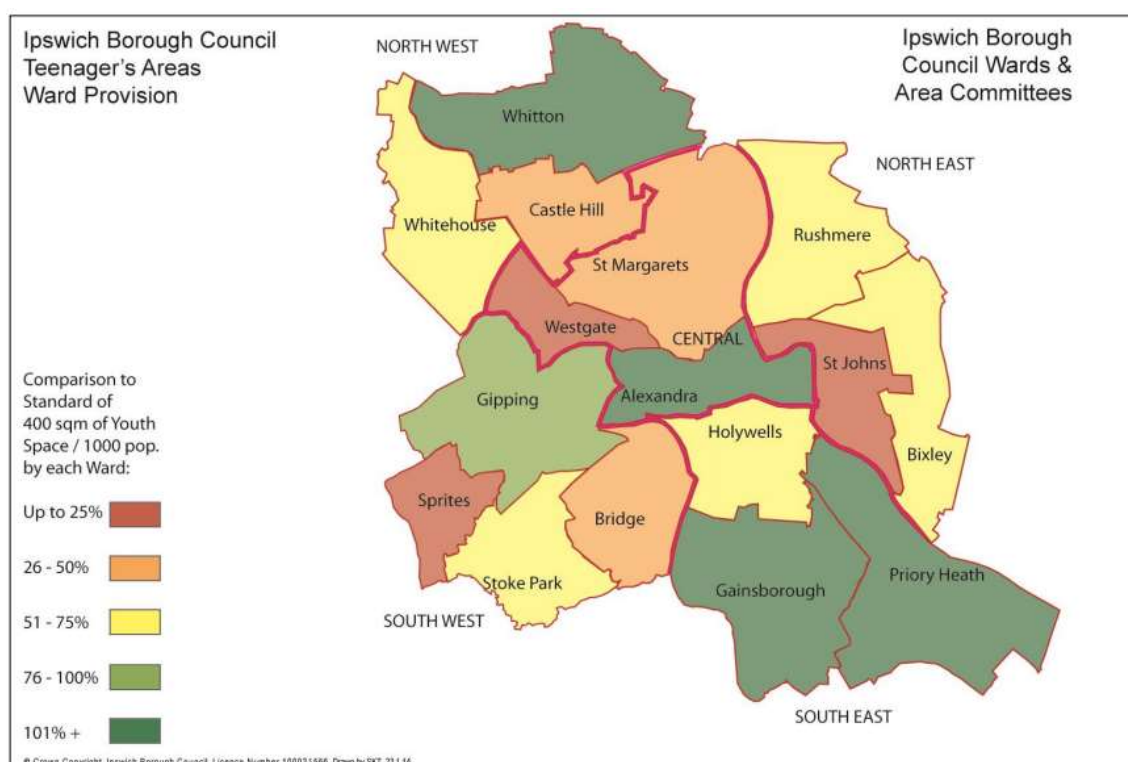


Figure 9: Teenage Area's Ward Provision (Source: IBC: Appendix 4 to Public Open Space Supplementary Planning Document March 2017)

- 3.16 No youth play space is available within walking distance within Rushmere St Andrew.

Outdoor Sports

- 3.17 The northeast area has a large surplus of outdoor sports facilities, including a significant number of outdoor sports facilities within the Rushmere Ward. This includes the following facilities:
- Northgate Sports Centre (part of Northgate High School) which provides evening and weekend facilities including All weather and grass pitches; and athletics track.
 - Ipswich Hockey Club.
 - Montessori School sports facilities.
 - Dumbarton Road Sports Pitches.
 - Ransomes Sports Pavilion providing football and cricket pitches and a bowling green.

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- Brunswick Road Park.
 - Ipswich Rugby club.

- 3.18 Within East Suffolk, Ipswich School at Rushmere St Andrews provides 3 astro turf pitches, 2 grass pitches and a sports hall as well as swimming. In addition, Rushmere Golf Course is located at Rushmere Common.
- 3.19 It should be noted that part of the site is currently used by Ipswich Rugby Club as additional playing field. Nevertheless, even without that area, northeast Ipswich would meet the recommended 1.42 hectares per 1000 population standard.

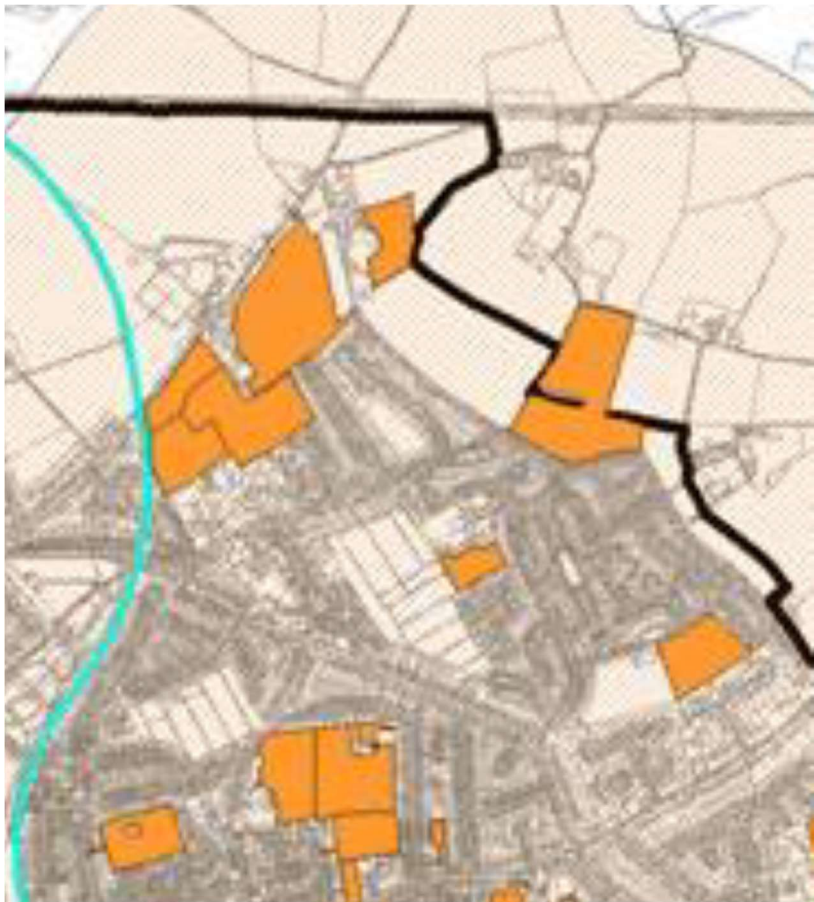


Figure 10: Outdoor Sports (Source: IBC: Open Space Sport and Recreation Facilities Study, 2009)

- 3.20 Therefore whilst the development would result in the loss of a small area of existing playing field, there would still be a surplus of provision in the local area. In relation to that area, it is also worth noting:
1. It's usage has only ever been in connection with the Rugby Club, which is a private facility, and therefore has never provided playing fields for public use;
 2. It's usage has only ever been temporary, as permission for use has been governed by a series of temporary planning permissions;

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3. It's use has only ever been limited, as the temporary planning permissions granted have restricted usage to only 2.5 hours per week (Sunday morning between 10.00am and 12.30 pm);
 4. The last temporary planning permission expired in 2019, and therefore there is no longer any lawful use of the site for playing field purposes.

4. Conclusions

- 4.1 Based on the above analysis, the priorities in terms of on-site open space provision would be:
- Children's Play
 - Youth provision
 - Parks and Gardens
- 4.2 There is a surplus of sports provision in the local area, even taking into account the cessation of use of the two temporary rugby pitches (which in any event no longer benefit from any lawful permission for use).

APPENDIX 1

Ipswich Standards for the Provision of Open Space, Sports and Recreation Facilities (Appendix 3 of Ipswich Core Strategy and Policies Development Plan Document Review – Adopted March 2022)

TABLE 9 – Ipswich Standards for the Provision of Open Space, Sports and Recreational Facilities

Typology of open spaces, sport & recreation facilities	Quantity Standard	Accessibility Standard
1. Parks & Gardens	1.16ha per 1000 population	15 minute walk time
2. Amenity Green Space	0.48ha per 1000 population	10 minute walk time
3. Natural and Semi Natural Green Space	1.53ha per 1000 population	15 minute walk time
4. Outdoor Sports Facilities	1.42ha per 1000 population	15 minute walk time
5. Provision for Children e.g. Local Areas of Play, Local Equipped Areas for Play and Neighbourhood Equipped Areas for Play – LEAPs, NEAPs and DEAPs.	0.08ha per 1000 population	10 minute walk time
6. Provision for Young People e.g. teen shelters, multi-use games areas	0.04ha per 1000 population	15 minute walk time
7. Allotments	0.41ha per 1000 population Should also have reference to Council waiting lists to indicate demand	15 minute walk time
8. Cemeteries & Churchyards	Standard not appropriate	Standard not appropriate
9. Ecological Networks	Standard not appropriate	Standard not appropriate
10. Civic Spaces	Standard not appropriate	Standard not appropriate
11. Water/ River Based	Standard not appropriate	Standard not appropriate



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