

12 March 2021

Phase 2 Planning & Development Ltd
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feedback@redhouseneighbourhood.co.uk

Dear Sir/ Madam,

Pre-Application consultation. Red House Neighbourhood, Ipswich Garden Suburb

Thank you for consulting the Suffolk Preservation Society (SPS) regarding the above consultation from Mersea Homes prior to their submission of an outline application for the Red House portion of the Ipswich Garden Suburb. We are fully aware that this site is allocated for development within the Ipswich Borough Council local plan at policy CS10 and accept the principle of the proposed uses. Having now examined the consultation documentation which is currently at a very high level, we have no comments to make over the general layout of the residential, education and community elements of this site and welcome the indicated retention of mature trees and the tree-lined track within the site.

The Ipswich Garden Suburb Supplementary Planning Document (2017) is a masterplan for the extended site and includes detailed aspirations for the Red House neighbourhood at chapter 5. This includes the retention of the 19th century buildings of Red House Farmhouse and outbuildings, existing woodland, trees and hedgerows which all provide valuable character and are seen as important place making assets. It is vital that the scheme which is eventually brought forward at application stage meets this aim.

SPS understands, however, that the existing farm buildings are under separate ownership and that the consultation and forthcoming application will omit this portion of the site. This is unfortunate but nevertheless we would urge that this group of locally listed buildings is considered in the design sensitively, such that future integration with the neighbouring areas is not prejudiced.

Para 5.16 of the SPD clearly sets out the masterplan aim for this part of the site: *Red House Farm is a heritage asset which should be integrated into the overall design. The group provides opportunities for sensitive adaptation and the creation of new floorspace for a variety of uses. The surrounding gardens and landscape features such as the woodland and site of the former pond provide the most varied set of open space*

assets within the garden suburb area, and these should be imaginatively adapted for both private use and public access.

Notwithstanding the separate ownership, we would therefore question whether screening through a landscaped buffer zone along the boundary with Red House Farm, together with the enhancement of existing vegetation, is the best way to achieve the overall masterplan objectives. An innovative and sensitive design approach is required to ensure that the treatment of the areas next to the farm buildings benefits the overall character of the development in accordance with the masterplan.

We hope that the above is helpful in the progression of this scheme.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. Philbidge', with a small flourish at the end.

Bethany Philbidge
BSc(Hons) MSc MRTPI
Planning Officer

cc Ipswich Society
Ipswich Conservation and Design Panel
Ward Councillors
Ipswich BC Heritage team