

Town Planning  
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## Application for Outline Planning Permission with all matters reserved

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land lying to the north-east of Humber Doucy Lane (and east of Tuddenham Road), to the rear of Westerfield House and adjoining Ipswich Rugby Club.

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

# Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

CM77 7AA

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe the proposed development

Hybrid Application - Full Planning Permission for the means of external access/egress to and from the site. Outline planning application (all matters reserved) for a mixed use development for up to 660 dwellings (Use Class C3), up to 400 sq m (net) of non-residential floorspace falling within Use Class E and/or Use Class F2(b), an Early Years facility, and associated vehicular access and highway works, formal and informal open spaces, play areas, provision of infrastructure (including internal highways, parking, servicing, cycle and pedestrian routes, utilities and sustainable drainage systems), and all associated landscaping and engineering works.

Has the work already been started without planning permission?

☐ Yes

☒ No

## Site Area

What is the measurement of the site area? (numeric characters only).

31.52

Unit

Hectares

## Existing Use

Please describe the current use of the site

Predominantly agricultural (with playing fields adjacent to Ipswich Rugby Club)

Is the site currently vacant?

- ☐ Yes  
☒ No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- ☐ Yes  
☒ No

Land where contamination is suspected for all or part of the site

- ☒ Yes  
☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☒ Yes  
☐ No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes  
☐ No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing  
☐ Social, Affordable or Intermediate Rent  
☐ Affordable Home Ownership  
☐ Starter Homes  
☐ Self-build and Custom Build

# Market Housing

Please specify each type of housing and number of units proposed

<b>Housing Type:</b>	
Other	
<b>1 Bedroom:</b>	
0	
<b>2 Bedroom:</b>	
0	
<b>3 Bedroom:</b>	
0	
<b>4+ Bedroom:</b>	
0	
<b>Unknown Bedroom:</b>	
660	
<b>Total:</b>	
660	

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	0	660	660

## Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

## Totals

Total proposed residential units	660
Total existing residential units	0
Total net gain or loss of residential units	660

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

<p><b>Use Class:</b> Other (Please specify)</p> <p><b>Other (Please specify):</b> Class E and/or F2(b)</p> <p><b>Existing gross internal floorspace (square metres) (a):</b> 0</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 0</p> <p><b>Total gross new internal floorspace proposed (including changes of use) (square metres) (c):</b> 400</p> <p><b>Net additional gross internal floorspace following development (square metres) (d = c - a):</b> 400</p>
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Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	400	400

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- ☒ Yes
- ☐ No

<p><b>Use Class:</b> Other (Please specify)</p> <p><b>Other (Please specify):</b> Class E</p> <p><b>Existing tradable floor area (square metres) (e):</b> 0</p> <p><b>Tradable floor area to be lost by change of use or demolition (square metres) (f):</b> 0</p> <p><b>Total tradable floor area proposed (including change of use) (square metres) (g):</b> 400</p> <p><b>Net additional tradable floor area following development (square metres) (h = g - e):</b> 400</p>
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Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	0	0	400	400

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

☐ Yes

☒ No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes

☐ No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

## Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.



If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

Other (Please specify)

**Other (Please specify):**

Class E and/or F2(b)

**Unknown:**

Yes

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes  
☒ No

Is the proposal for a waste management development?

- ☐ Yes  
☒ No

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes  
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes  
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes  
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system  
☐ Existing water course  
☐ Soakaway  
☐ Main sewer  
☐ Pond/lake

## Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☒ Yes  
☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

72.28

Note: This is either on the date of the application, or an earlier alternative date you seek to agree with the planning authority

Please provide the date the onsite pre-development biodiversity value was calculated

29/02/2024

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

N/A

Which version of the biodiversity metric was used?

Statutory Biodiversity Metric

When was the version of the biodiversity metric used published?

15/12/2023

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**

Biodiversity metric calculation

**Document name/reference:**

6675\_20240226\_Statutory\_Biodiversity\_Metric\_Calculation\_Tool\_Macro\_disabled

**Document/Plan:**

Onsite habitats existing on the date of the application for planning permission

**Document name/reference:**

6675\_111\_Habitats Plan (located as an Appendix to the Ecological Impact Assessment Report)

**Document/Plan:**

Onsite irreplaceable habitats

**Document name/reference:**

10490-D1-AIA (AIA constraints plan) and AIA Report (see Tree T056 at Appendix B)

Note: you must supply a complete biodiversity metric calculation with your application

Does the pre-development biodiversity value and date used above factor in the loss of any onsite habitat because of activities carried out before the submission of this application?

- ☐ Yes  
☒ No

Please provide the date the pre-development biodiversity value was calculated?

29/02/2024

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- ☒ Yes  
☐ No

Please provide details

Possible veteran tree within the north-west parcel on the junction of Tuddenham Road and Humber Doucy Lane. Proposed to be retained. See the AIA plan (sheets 1 and 2) and schedule at Appendix B of the AIA in respect of tree T056.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

IP/24/00003/PREAPP

Date (must be pre-application submission)

08/02/2024

Details of the pre-application advice received

Various matters relating to the principle of the development, access, drainage, open space provision, and s106 requirements.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☒ Yes
- ☐ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Poplar Farm

**Number:**

**Suffix:**

**Address line 1:**

Westerfield Lane

**Address Line 2:**

Tuddenham St Martin

**Town/City:**

Ipswich

**Postcode:**

IP6 9BH

**Date notice served (DD/MM/YYYY):**

29/02/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Poplar Farm

**Number:**

**Suffix:**

**Address line 1:**

Westerfield Lane

**Address Line 2:**

Tuddenham St Martin

**Town/City:**

Ipswich

**Postcode:**

IP6 9BH

**Date notice served (DD/MM/YYYY):**

29/02/2024

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Poplar Farm

**Number:**

**Suffix:**

**Address line 1:**

Westerfield Lane

**Address Line 2:**

Tuddenham St Martin

**Town/City:**

Ipswich

**Postcode:**

IP6 9BH

**Date notice served (DD/MM/YYYY):**

29/02/2024

**Person Family Name:**

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Kevin

Surname

Coleman

Declaration Date

29/02/2024

☒ Declaration made

## Declaration

I/We hereby apply for Outline planning permission: All matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Kevin Coleman

Date

29/02/2024