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I think may have seen from responses today, availability isn't great for most until the end half of the month and for the three of us at ESC (including Andrea, please Co

2. Half of the month and for the three of us at ESC (including Andrea, please CC her in these) its extending into November. We will see if there is anything we can squeeze in sooner but it might not be able to involve all three of us. This is still a very very tight programme and as mentioned before, there are some higher priority and more established pre-app programmes competing for out time at the moment. On the engagement strategy, I'm not sure it is convincing engagement for communities for a consultation to end two weeks before the next one starts. Demonstrating that such a short period has been sufficient to consider responses and use them to influence design is unlikely. We have given heavy emphasis, through our Cabinet Member for Planning at recent Parish and Developer Forums that we will expect good quality public engagement so we are tasked at ESC with promoting that in all pre-app engagement.

Kind regards

Ben



**Ben Woolnough** BSc MSc MRTPI

*[Ben Wool-ner]*

**Planning Manager - Development Management, Major Sites and Infrastructure**

East Suffolk Council

**07833 406681**

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**From:** Kevin Coleman <[REDACTED]>

**Sent:** Wednesday, September 27, 2023 6:09 PM

**To:** James Mann <[REDACTED]>

**Subject:** Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes - Pre-Application Meeting #1 and Workshops

Good afternoon all.

Firstly, thanks for your time a couple of weeks ago at our pre-app Inception meeting, much appreciated. I've attached an updated copy of the Meeting Log, which includes my brief note of the matters discussed/agreed, and also a few consequential tweaks to later meetings (to push things back a bit and include the extra workshop suggested by Chris). All the changes since the previous issue are highlighted (bit messy, but not as messy as tracked changes).

As set out in the Meeting Log, we'd like our first pre-app meeting to focus principally on our proposed Engagement Strategy, and also our initial assessment of the site and its surroundings. With this in mind, I've attached a short document and chart prepared by Concilio which sets out a broad suggested Engagement Strategy, and a Site Appreciation document prepared by PRP. Both of these would be for discussion at that meeting.

Appreciating that you are busy, I've shifted the suggested date for this meeting back a bit – could I ask for your availability for w/c 9<sup>th</sup> October?

Separately, we'd like to get a couple of later dates in the diary for the first two workshop sessions. As discussed, this would be one on Highways, and one on Green Infrastructure (including drainage). With this in mind, I've copied in Luke and Hannah.

Hannah, I'm aware that you've had an exchange of emails with Ben Donoghue at RSK and have indicated that you'd be happy to be involved in relevant meetings. Luke, I believe Barratts have been in touch, and that a highways pre-app is coming your way.

For the workshops (which could be on the same day and held consecutively if that's easier), I was hoping we could arrange something for w/c 16<sup>th</sup> October, so could I ask for availability

I was hoping we could arrange something for W/C 10 - October, so could I ask for availability for that week as well?

I do appreciate your time constraints, and I hope by pushing these back to mid-October it will assist with managing diaries.

Finally, I mentioned at the last meeting that our Project Directory had expanded a bit since the original version sent to you, so I attach our latest version, just for information.

Many thanks

Kevin Coleman BSc(Hons) DipTP MRTPI



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**From:** Kevin Coleman

**Sent:** Thursday, August 24, 2023 5:34 PM

**To:** James Mann <[REDACTED]>



**Subject:** RE: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes  
Good afternoon both, just to follow up my email below, please find attached a pack of information in advance of our suggested second Inception Meeting.

It includes a proposed agenda and relevant material, which I have put together having regard to Stages 1 and 2 of the SDMP.

If there is anything else you would like in particular in advance of that meeting, please let me know.

I look forward to hearing from you as regards suggested dates.



Kevin Coleman BSc(Hons) DipTP MRTPI



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**From:** Kevin Coleman

**Sent:** Wednesday, August 23, 2023 9:30 AM



to: [REDACTED]

**Subject:** RE: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes  
Morning James and Ben, I'm on track to get you some additional information for an Inception Meeting this week, as promised to James.

Could I ask if you've had any luck in selecting one or two dates for w/c 11<sup>th</sup> September that I can pop around at this end?

Thanks

Kevin Coleman BSc(Hons) DipTP MRTPI

[kcoleman@phase2planning.co.uk](mailto:kcoleman@phase2planning.co.uk)



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**From:** James Mann <[REDACTED]>

**Sent:** Tuesday, August 15, 2023 11:10 AM

**To:** Kevin Coleman <[REDACTED]>

[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes  
Sounds good.

Happy for you to set something up on Teams whenever is convenient for you.

Kind regards,

James

---

**From:** Kevin Coleman <[REDACTED]>

**Sent:** 15 August 2023 10:41

**To:** James Mann <[REDACTED]>

[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes

**EXTERNAL EMAIL:** Don't click any links or open attachments unless you trust the sender and know the content is safe.

Many thanks James, the suggested times are fine with me, so happy to go with whatever you prefer/suits Ben.

10 minutes should be fine, I won't keep you for long!

Regards

Kevin

---

**From:** James Mann <[REDACTED]>

**Sent:** Tuesday, August 15, 2023 10:35 AM

**To:** Kevin Coleman <[REDACTED]>

[REDACTED] Claxton

[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** RE: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes  
Hi Kevin,

It is assumed IBC will be the lead authority. We have not been able to bottom out the process going forward with ESDC due to the lack of information to date. Once we have a bit more detail ESDC can then make a decision regarding use of Section 101 powers. Whatever the outcome IBC and ESDC will both be involved in meetings and discussions just to ensure that both authorities are satisfied.  
I'm happy to have a chat this afternoon, tomorrow is quite busy.  
Free from 1:30 – 2:30 or 3:30 – 4:00. If Ben can join us then great, if not I'll update.  
Kind regards,

James

---

**From:** Kevin Coleman [REDACTED] >  
**Sent:** 15 August 2023 09:58  
**To:** Lisa Evans [REDACTED]  
[REDACTED]

**Subject:** Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes  
**EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe.**

Good morning Lisa and James, I've been asked by BDW and HH to co-ordinate their planning application for the HDL site (Lisa, you may remember that I acted for the landowners in promoting the site through the two Local Plans).  
I've been sent the email exchange below, and would like to have a quick chat as regards the suggested meeting in September, which I think would be more of a follow up to the meeting you had in July with a view to looking at a realistic programme/PPA arrangements/lead authority etc and to agree some topic areas for separate meetings.  
I'm emailing you first just because I assume IBC would be the lead authority as having the larger area, but obviously I'm more than happy to talk to Ben in the first instance if ESC are taking the lead, and obviously I'll include Ben (or whoever at ESC) on correspondence going forward.  
Would one of you be able to spare me 10 minutes for a quick telephone call this afternoon or tomorrow, if we could arrange a time?

Many thanks

Kevin Coleman BSc(Hons) DipTP MRTPI



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**From:** James Mann <[REDACTED]> k>

**Sent:** Friday, August 11, 2023 11:23 AM

**To:** Jonathan Lieberman [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Cc:** [REDACTED]

**Subject:** FW: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes  
Hi Chris

Thanks for sending through the concept plan and proposed development strategy for Humber Doucy Lane.

Ben's previous email (attached) provided some documents related to the Suffolk Design Management Process (SDMP) which provide a framework for the application going forward. To add to this we need more information around the proposals for us to be able to give further consideration.

What would be helpful would be to consider a more conservative timetable and to set out a timetable of potential meetings you wish to hold on different topic areas or areas for discussion, for example landscape, urban design, ecology etc. This would then help IBC and ESDC resource these meetings appropriately with the relevant staff. I would suggest that we go through a series of paid pre-app meetings in the first instance before we then consider how we take the proposals forward through the potential PPA route, as at present there is not enough information to really be able to inform schedule that we can all sign up to.

To help inform the above starting the EIA screening and scoping work would identify some of these key areas for discussion.

Again, we wish to collectively work with you to progress this but from our perspective (IBC and ESDC) we need to be able to do this in a way that also can be worked in with our workstreams and resourced effectively.

In regard to the proposed date at the start of September, we would really need to understand what is proposed to be discussed/ brought to the meeting so that we can line up as set out above.

Kind regards,

James

**James Mann MRTPI**

**Head of Planning and Development**

Ipswich Borough Council | Grafton House | 15-17 Russell Road | Ipswich | Suffolk | IP1 2DE

Tel: 077217 36912 / 01473 432926

Email: [james.mann@ipswich.gov.uk](mailto:james.mann@ipswich.gov.uk)

---

**From:** Christopher Smith <[christopher.smith@ipswich.gov.uk](mailto:christopher.smith@ipswich.gov.uk)>

**Sent:** 28 July 2023 15:58

**To:** James Mann [REDACTED]

[REDACTED]

**Subject:** Re: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes

**EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe.**

Afternoon James,

Many thanks for your email below, which is timely.

Yes - I can now provide the attached Concept Masterplan, which, as previously discussed, is very much an initial draft for discussion, based upon our interpretations of the respective Development Plan policy.

Alongside this, I also attach our Development Strategy, Draft Programme and Minutes of our previous Meeting.

Hopefully this now provides you with a good level of detail to discuss and review with

Chris

[REDACTED]

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Kind Regards,

Response	Percentage
U.S. should take action to address climate change	95%
U.S. should not take action to address climate change	5%



[REDACTED]  
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[REDACTED]  
[REDACTED]  
[REDACTED] .co.uk>  
Sally Minno <sally.minno@inquiry.gov.uk>; Ben Woolgar <ben.woolgar@saffery.co.uk>

Cally Minno: [cally.minno@inowich.gov.uk](mailto:cally.minno@inowich.gov.uk) • Don Woolnough: [don.woolnough@eastsuffolk.gov.uk](mailto:don.woolnough@eastsuffolk.gov.uk)



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[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** RE: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes

Dear all,

Ahead of our meeting this afternoon, we have prepared an agenda (in consultation with James and Ben) to assist the discussion.

### **Agenda**

1. **Introductions**
2. **Site Background IBC/ESDC – from a policy context**
3. **Overview and introduction to the proposals – HH/BDW**
4. **Planning Strategy- HH/BDW/All**
  - a. **Joint HH/BDW hybrid Application (access, spine road and strategic infrastructure in full and residential in outline)**
  - b. **HH/BDW to progress their own separate RM applications**
5. **Process and Procedures- ALL**
  - a. **Lead Authority**
  - b. **Pre-App/PPA**
  - c. **Staffing/Key contacts**
6. **Public Consultation - ALL**
7. **Timeframes- Project Programme - ALL**
8. **Next Steps - ALL**
9. **AOB**

Grateful if you could forward on to anyone else who might be attending and look forward to further discussing at 3pm.

Kind regards,

Jonathan

---

**Jonathan Lieberman**

Head of Planning



Hopkins Homes Ltd

**From:** James Mann [REDACTED]  
**Sent:** Friday, June 30, 2023 4:58 PM  
**To:** Houghton, Ray <[REDACTED]>

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** RE: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes

Good afternoon Ray,

Thanks for your patience in getting back to you regarding this

From East Suffolk the following would like to attend:

Ben Woolnough - Planning Manager (Development Management, Major Sites and Infrastructure)

Andrea McMillan – Planning Manager (policy, Delivery and Specialist Services)

From Ipswich Borough Council:

Myself – Head of Planning and Development

Lisa Evans and/or Rosalynn Claxton – Special Projects Team Leader

Sally Minns – Planning Policy Team Leader

The following dates and times work from our perspective if any of these are good for you:

13<sup>th</sup> July -15:30 onwards

Going into the following week we can do

17<sup>th</sup> July – 12:30-14:30

20<sup>th</sup> July – 15:00 onwards

Kind regards,

James

---

**From:** Houghton, Ray [REDACTED]  
**Sent:** 30 June 2023 11:57  
**To:** James Mann [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** RE: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes

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Morning James,

I understand that Sally advises you will be coordinating all things Humber Doucy from your side and that Lisa will be the likely case officer. We look forward to building upon the positive relations gained during our reserved matters approval at Henley Gate as part of the wider IGS delivery.

Conscious of time, my availability week commencing 10<sup>th</sup> July is now limited to Tuesday 11<sup>th</sup> PM, Wednesday 12<sup>th</sup> AM, Thursday 13<sup>th</sup> AM and Friday 14<sup>th</sup> AM.

Regards,

Ray

Ray Houghton MRTPI

Head of Planning

Barratt David Wilson Homes (Eastern Counties)

**From:** Houghton, Ray  
**Sent:** 26 June 2023 11:25  
**To:** James Fairclough <[REDACTED]>

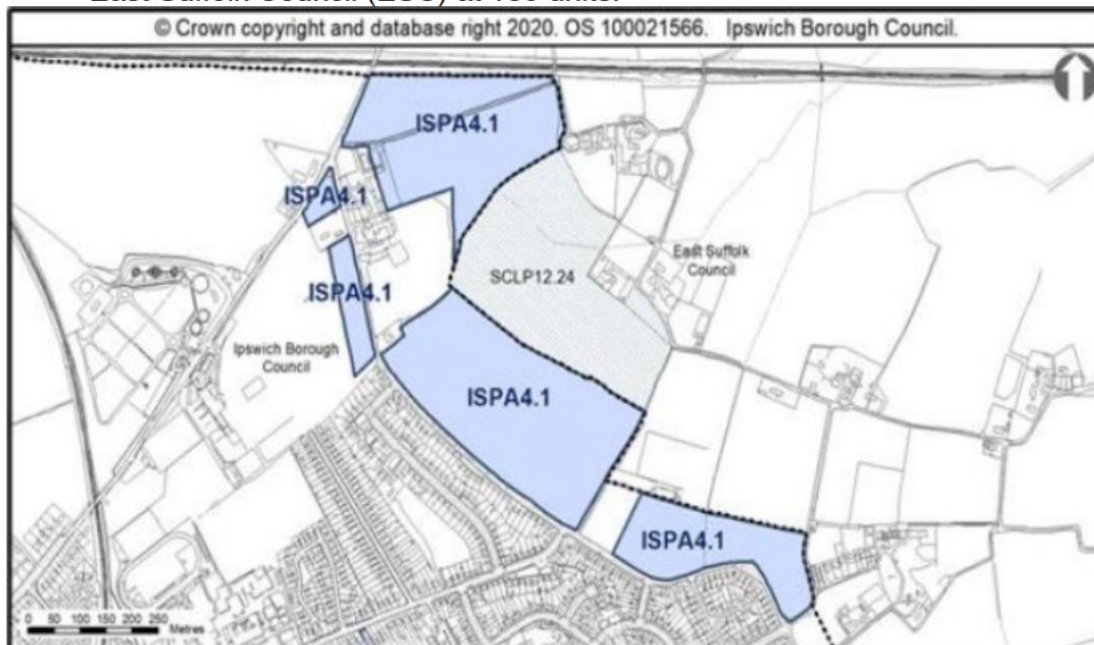
**Subject:** Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes

Dear all,

I am pleased to advise that Barratt David Wilson Homes' Eastern Counties and Anglia divisions recently acquired an apportionment of 300 dwellings (150 dwellings each) as a consortium with Hopkins Homes at Humber Doucy Lane's allocation of 600 dwellings. The Humber Doucy Lane site represents an excellent opportunity for well-respected award-winning national and regional house-builders to accelerate the delivery of high quality developments across this strategic allocated site. Our planning strategy for the site targets a hybrid planning consent by May 2024 with a start on site August 2024 with first legal completions in April 2025.

The development site consists of two allocations each within the respective local plans of:

- Ipswich Borough Council (IBC) at 449 units, and;
- East Suffolk Council (ESC) at 150 units.



I hope you agree that our dual-branded sites alongside our consortium partner Hopkins Homes provide a significant opportunity for place making and exemplar designed homes for a wide range of prospective purchasers. I am aware that initial meetings recently took place with Hopkins Homes with IBC as the lead planning authority. We (both Hopkins Homes and BDW) would like to meet with key personnel from both IBC and ESC to agree a deliverable and appropriately resourced planning strategy. If you could let me have available dates the week commencing 10 July that would be appreciated.

Regards,

Ray Houghton MRTPI



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HOMES



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Melton,  
Woodbridge,  
Suffolk, IP12 1TJ,  
Tel: 01394 446800,

Website: [www.hopkinshomes.co.uk](http://www.hopkinshomes.co.uk)

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