

From: Kevin Coleman [REDACTED] uk [REDACTED]
Subject: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes - Pre-Application Meeting #1 and Workshops
Date: 28 September 2023 at 19:01

KC

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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 9th 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 16th 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



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From: Kevin Coleman

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

To: [REDACTED]

[REDACTED]
[REDACTED]
[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.

Thanks

[REDACTED]
[REDACTED]
[REDACTED]



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From: [REDACTED]

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

To: James Mann [REDACTED]
[REDACTED]
[REDACTED]
[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 11th September that I can pop around at this end?

Thanks

Kevin Coleman BSc(Hons) DipTP MRTPI

[REDACTED]
[REDACTED]
[REDACTED]



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From: James Mann [REDACTED]
Sent: Tuesday, August 15, 2023 11:10 AM
To: Kevin Coleman [REDACTED]
Cc: Lisa Evans <[REDACTED]>; Rosalynn Claxton [REDACTED]; Ben Woolnough [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
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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]
[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
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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.

Many thanks



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

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

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

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

From: Christopher Smith <[REDACTED]>

Sent: 28 July 2023 15:58

To: James Mann <[REDACTED]>

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

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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 Ben.

Kind Regards,

Chris

Christopher Smith

Development Planner

From: James Mann <[REDACTED]>
Sent: 28 July 2023 14:49
To: Christopher Smith <[REDACTED]>

Wilson Homes and Hopkins Homes
Good afternoon Chris,

Thank you for your patience.

What would really benefit us, before a further meeting, would be the additional details we suggested. This will help inform the way in which we are working with East Suffolk in terms of the cross-boundary application.

Once we have the detail or an expected date for the detail I can put something in the diary with Ben at East Suffolk and we can then set up a further meeting to discuss the way forward.

Look forward to working with you all on this.

Kind regards,

James

From: Christopher Smith <christopher.smith@usda.gov>
Sent: 20 July 2023 17:12
To: James Mann <jmann@usda.gov>

Subject: Re: Humber Doucay Lane - Barrett David Wilson Homes and Hopkins Homes

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Chris

Response	Percentage
U.S. should take action to reduce greenhouse gas emissions	95%
U.S. should take the lead to reduce greenhouse gas emissions	93%



Age Group	Percentage
18-29	88%
30-49	85%
50-69	82%
70+	78%
All adults	83%

[REDACTED]
[REDACTED]
[REDACTED]
[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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



From: James Mann <[REDACTED]>

Sent: Friday, June 30, 2023 4:58 PM

To: Houghton, Ray <[REDACTED]>

[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:

13th July -15:30 onwards

Going into the following week we can do

17th July – 12:30-14:30

20th 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]
[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 10th July is now limited to Tuesday 11th PM, Wednesday 12th AM, Thursday 13th AM and Friday 14th AM.

Regards,

Ray
Ray Houghton MRTPI
Head of Planning



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

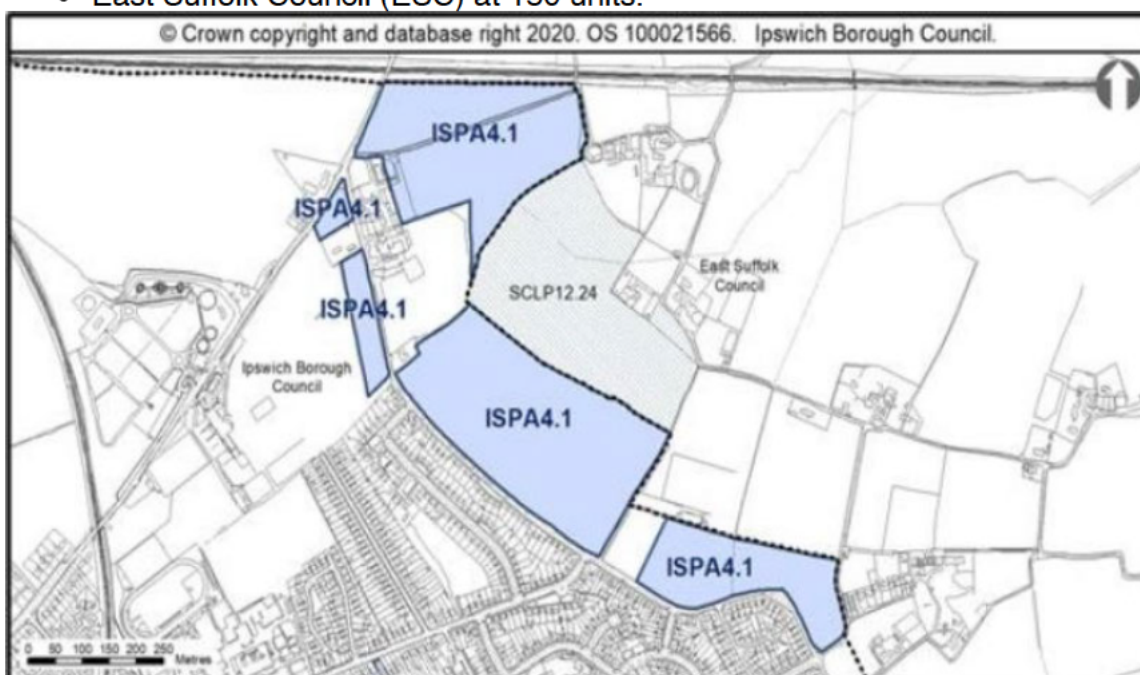
Subject: Humber Doucy Lane - Barratt David Wilson Homes and Hopkins Homes

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
Head of Planning
Barratt David Wilson Homes (Eastern Counties)



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

Website: www.hopkinshomes.co.uk

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