

HUMBER DOUCY LANE CORE DOCUMENTS LIST

CD Ref	Title	Date
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Statements of case

SC1	Appellant – Barratt David Wilson Homes & Hopkins Homes Ltd	23-08-24
SC2	Suffolk County Council Statement of Case	11-11-24
SC2.1	Appendix B_Humber Doucy Lane pre-app	08-02-24
SC2.2	Appendix F IBC EIA Screening Opinion Humber Doucy Lane	22-05-24
SC2.3	Appendix I IBC IP 24/00172/OUTFL - decision notice	04-06-24
SC2.4	Appendix J ESC REFUSE OUTLINE APPLICATIONS 5132322	05-03-24
SC2.5	Appendix K IBC Delegated Report 24.00172.OUTFL	02-04-24
SC2.6	Appendix L_ ESC Delegated Report	04-06-24
SC3	Joint Councils – East Suffolk DC and Ipswich BC and East Suffolk DC	11-11-24
SC4	Updated Joint Councils – East Suffolk DC and Ipswich BC	10.12.24

Application Documents

AD1	Application Form	29/02/2024
AD2(1)	Location Plan	09/02/2024
AD2(2)	Land Use Plan	09/02/2024
AD2(3)	Green and Blue Infrastructure Plan	23/02/2024
AD2(4)	Access and Vehicular Movement Plan	21/02/2024
AD2(5)	Public Transport Plan	21/02/2024
AD2(6)	Pedestrian Movement	19/02/2024
AD2(7)	Cycle Movement	23/02/2024
AD2(8)	Maximum Density	09/02/2024
AD2(9)	Maximum Heights	09/02/2024
AD2(10)	Proposed Access Strategy (sheets 1 to 6)	15/02/2024
AD2(11)	Framework Plan (illustrative)	28/02/2024

AD3-9	Not used	
AD10.1	Flood Risk Assessment and Drainage Strategy 681058-R1 (0)-FRA Part 1	29-02-2024
AD10.2	FRA Part 2	
AD10.3	FRA Part 3	
AD11	LLFA Pre-application documentation	01-11-23
AD12	LLFA Holding objection response	30-04-24
AD13	GEOTECHNICAL AND GEOENVIRONMENTAL INTERPRETATIVE REPORT REPORT NUMBER 16118SI Rev.2 Part 1	08-11-2022
AD14	Not used	
AD15	Open Space Assessment	February 2024
AD16	Design and Access Statement	February 2024
AD17	CSA Illustrative Landscape Strategy (CSA/6675/116 REV.A)	February 2024
AD18	Acoustic Report	February 2024
AD19	Air Quality Assessment	February 2024
AD20	Arboricultural Impact Assessment Part 1	29-02-24
AD20.1	Arboricultural Impact Sheets 2 and 3	29-02-24
AD21	Biodiversity Net Gain Assessment	March 2024
AD22	CIL Form	29-02-2024
AD23	Not used	
AD24	PEA Report and Ecological Impact Assessment	March 2024
AD25	Energy and Sustainability Statement	February 2024
AD26-29	Not used	
AD30	Habitat Regulations Shadow Report: Information to inform HRA	February 2024
AD31	Health Impact Assessment	February 2024
AD32	Heritage Statement	February 2024
AD33	Planning Statement (incorporating Affordable Housing Statement and Draft Heads of Terms)	February 2024
AD34	Retail Impact Assessment	04-03-2024
AD35	Statement of Community Involvement	February 2024
AD36	Site Waste Management Plan	February 2024

AD37.1	Transport Assessment Report Part 1	March 2024
AD37.2	Transport Assessment Part 2	March 2024
AD37.3	Transport Assessment Part 3	March 2024
AD37.4	Transport Assessment Part 4	March 2024
AD37.5	Transport Assessment Part 5	March 2024
AD37.6	Transport Assessment Part 6	March 2024
AD37.7	Transport Assessment Part 7	March 2024
AD37.8	Transport Assessment Part 8	March 2024
AD38	Travel Plan	March 2024
AD38.1	Travel Plan Appendices	March 2024
AD39.1	Utility Statement Part 1	February 2024
AD39.2	Utility Statement Part 2	February 2024
AD40.1	Pre application Email from Ben Woolnough (ESC) to Charlie Lovett (Concilio Comms)	13-02-2024
AD40.2	Pre application email il from Kevin Coleman (Phase 2 Planning) to James Mann (IBC)	09-02-2024
AD40.3	Pre-application email exchanges between Council and Appellants (June to September) No 1.	June to September 2023
AD40.4	Pre-application Emails exchanges between the Councils and Appellants (June to September 2023) No. 2	June to September 2023

Decision Documents

DD1	Habitat Regulations Assessment undertaken by Councils	17/05/2024
DD2	EIA Screening Opinion	21/05/2024
DD3	ESC Officer Report	June 2024
DD4	IBC Officer Report	June 2024
DD5	ESC Decision Notice	04/06/2024
DD6	IBC Decision Notice	04/06/2024

Appeal Documents (Submitted during appeal)

APD1	Proposed Surface Water Drainage Strategy 890695-RSK-ZZ-XX-DR-C-0007-P02 (04-12-2024)	18-11-24
APD2	Draft S106 Agreement	Undated
APD3	Official Copy of Register of Title	29-06-23
APD4	Official Copy of Title Plan	20-11-24
APD5	Draft S106 Head of Terms	18-11-24
APD6	Sports England Representation to Appeal	November 2024
APD7	National Highways Representation to Appeal	November 2024
APD8	North Fringe Protection Group Representations to Appeal	November 2024

Statements of Common Ground

SoCG1	Statement of Common Ground PLANNING (Draft)	23-08-24
SoCG2	Statement of Common Ground Archaeology	13-12-24
SoCG3	Statement of Common Ground Heritage	13-12-24
SoCG4	Statement of Common Ground Highways (Draft)	13-12-24
SoCG5	Statement of Common Ground Flood risk/Drainage	13-12-24
SoCG6	Statement of Common Ground - Early Years, Education, Libraries and Waste	13-12-24
SoCG7	Statement of Common Ground – Air Quality	18-12-24
SoCG8	Statement of Common Ground – Ecology and Biodiversity Net Gain	16-12-24
SoCG9	Statement of Common Ground- HRA	16-12-24

The Development Plan

DP1	Ipswich Borough Local Plan	23/03/2022
DP2	Suffolk Coastal Local Plan (Covering the former Suffolk Coastal District area)	23/09/2020
DP3	Rushmere St Andrew Neighbourhood Plan	28/06/2023

Plan Preparation

PP1	Local Plan Examination Report – East Suffolk Local Plan (Policies)	September 2020
PP2	Local Plan Examination Report – Ipswich Borough Council Local Plan	February 2022
PP3	East Suffolk Council SCLP Inspector's Report	September 2020
PP4	East Suffolk Council SCLP Inspectors Report Appendix - Main Modification (MM1, Page 3)	September 2020
PP5	East Suffolk Council SCLP Inspectors Report Appendix - Main Modification (MM60, Pages 118-119)	September 2020
PP6	East Suffolk Council SCLP Inspectors Report Appendix - Main Modification (MM66, Pages 128-131)	September 2020
PP7	Strategic Housing and Economic Land Availability Assessment Pages 473 and 474	December 2018
PP8	Topic Paper: Site Selection – Final Draft Local Plan	January 2019
PP9	SCLP Examination Hearing Day 5 – Matter 3 Area Specific Strategies – Note on Policy SCLP12.24 Land at Humber Doucy Lane	11 October 2019
PP10	East Suffolk Council SCLP First Draft Local Plan	July 2018
PP11	Kesgrave Covenant Ltd's representations on the SCLP First Draft Local Plan including illustrative masterplan (C13089/01)	September 2018
PP12	Not used	
PP13	East Suffolk Council SCLP Final Draft Local Plan	January 2019
PP14	Kesgrave Covenant Ltd's representations on the SCLP Final Draft Local Plan in respect of the proposed allocation	January – February 2019
PP15	East Suffolk hearing statement in respect of the proposed allocation	August 2019
PP16	Kesgrave Covenant hearing statement in respect of the proposed allocation	2019
PP17	SCLP Sustainability Appraisal Report Final Draft	December 2018
PP18	IBC Final Draft Local Plan	January 2020
PP19	IBC Preferred Options Plan Policies Map	November 2018
PP20	IBC's Matter 6 Statement	November 2020
PP21	Representations from Sport England on the IBC Local Plan- Preferred Options	2019
PP21.1	Representations from Sport England	2020
PP22	Representations from Kevin Coleman to IBC Local Plan	February 2019
PP23	Representations from Kesgrave Covenant Ltd' on the IBC Local Plan	February 2019
PP23.1	Representations from Kesgrave Covenant Ltd on IBC Local Plan (Final)	02-03-20

PP24	Kesgrave Covenant Ltd Matter 6 hearing Statement	November 2020
PP25.1	SA Final Draft Stage & Appendices A-E 2019-2021	October 2019
PP25.2	SA Air quality & Flood risk	October 2019
PP25.3	SA Addendum : Main Modifications	October 2019
PP26	Not used	
PP27	Strategic Housing and Economic Land Availability Assessment Mapbook (site 1083 on page 89)	December 2018
PP28	Statement of Common Ground Strategic Cross Boundary Planning	March 2019

National Planning Policy and Guidance

NP1	Planning Practice Guidance – Appropriate Assessment	
NP2	NPPF (2024)	December 2024
NP3	NPPF (2023)	December 2023
NP4	DCLG Technical Housing Standards	March 2015
NP5	Planning Obligations – Gov Uk Good Practice Advice	April 2023

Local Guidance

DG1	SCC Suffolk Design Streets Guide	2022 Edition
DG2	Suffolk Flood Risk Management Strategy Appendix A: SuDS Design Guide	2023 Edition
DG3	Section 106 Developers Guide to Infrastructure Contributions in Suffolk	2023
DG3.1	Topic Paper – Section 106 Early Years and Childcare Provision	July 2015
DG3.2	Topic Paper – Section 106 Education Topic paper	July 2015
DG3.3.	Topic Paper – Section 106 Libraries and Archives Topic paper	January 2014
DG4	Update on Developer contribution education costs and pupil yields	October 2024
DG5	Not used	
DG6	Suffolk Local Transport Part 1	2011
DG7	Suffolk Local Transport Part 2 – Implementation Plan	2011

DG8	Suffolk Local Cycling and Walking Infrastructure Plan 2021	2021
DG9	Local Transport Note 1/20 Cycle Infrastructure Design	July 2020
DG10	Gear Change – A bold vision for cycling and walking	2020
DG11	Topic Paper 7 – Highways and Transport	2012
DG12	Topic Paper 11 – Waste Infrastructure Facilities	January 2014

Supplementary Planning Documents

SPD1.1	Recreational Disturbance Avoidance and Mitigation Strategy (East Suffolk version)	May 2021
SPD1.2	Recreational Disturbance Avoidance and Mitigation Strategy (Ipswich version)	2020
SPD2	East Suffolk Affordable Housing	May 2022
SPD3	East Suffolk Sustainable Construction	April 2022
SPD4	East Suffolk Historic Environment	June 2021
SPD5	East Suffolk Custom and Self-Build Housing SPD	May 2024
SPD6	East Suffolk Healthy Environments	June 2024
SPD7	IBC Public Open Space	August 2017
SPD8	IBC Low Emissions	December 2021
SPD9	East Suffolk Cycling and Walking Strategy	2022
SPD10	IBC North East Character Area Ipswich Urban Characterisation Study	24-07-2019
SPD11	IBC Space and Design Guidelines	2015
SPD12	IBC Development and Flood Risk SPD	2016
SPD13	IBC Cycling Strategy SPD	2016

Ecology and Biodiversity

B1	Biodiversity Net Gain Interim Planning Guidance Note for Suffolk	May 2023
B2	CSA Preliminary Ecological Appraisal	March 2024
B3	CSA Ecological Impact Assessment (CSA/6675/04A)	March 2024
B4	CSA Ecological Impact Assessment (CSA/6675/04C)	May 2024
B5	CSA Biodiversity Net Gain Assessment: Design Stage	March 2024
B6	CSA Statutory Biodiversity Metric Calculation Tool	March 2024

B7	CSA Supplementary Ecology Report: Bats (CSA/6675/10)	November 2024
B8	CSA Supplementary Ecology Report: Dormouse (CSA/6675/11)	November 2024
B9	CSA Supplementary Ecology Report: Birds (CSA/6675/12)	November 2024
B10	CSA Supplementary Ecology Report: Great crested newt (CSA/6675/13)	November 2024
B11	CSA Information to Inform Habitat Regulations Assessment (CSA/6675/05A)	February 2024
B12	Annex 1 of Suffolk Coast RAMS Habitat Regulation Assessment (HRA) Record	Undated
B13	East Suffolk Council's consultation response	May 2024
B14	Green Infrastructure Standards for England Summary v1.1 (Appendix 2)	January 2024
B15	Green Infrastructure Standards for England – Summary v1.1 (Appendix 5)	January 2023
B16	Natural England's consultation response	April 2024
B17	Recent email exchange between the ESC Ecologist and Natural England	November 2024
B18	East Suffolk Council Healthy Environments SPD	June 2024
B19	Suffolk Wildlife Trust's consultation response	April 2024
B20	Habitats Regulations Assessment Recreational Disturbance Avoidance and Mitigation Strategy for Ipswich Borough, Babergh District, Mid Suffolk District and East Suffolk Councils – Technical Report (Footprint Ecology)	May 2019
B21	Natural England Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG)	updated August 2021
B22	Habitats Regulations Assessment of the East Suffolk Council - Suffolk Coastal Local Plan at Final Draft Plan Stage (Footprint Ecology,)	December 2018
B23	Beveridge, L., Cheater, S., Davidson, N. and Senapati, S. (2024) Compilation and review of evidence leading to SANG and SAMM. RP04518. Natural England	2024

Heritage

H1	Everton School Westerfield House Listing	04-08-1972
H2	Laceys Farmhouse Listing	25-01-1985
H3	Garden Store 10m North of Villa Farmhouse Listing	25-01-1985
H4	Allens House Listing	16-03-1966
H5	Humber Doucy Lane Historic Impact Assessment	25-10-2020

Highways Documents

HW1	SCC's Highways Response May 2024	May 2024
HW2	Not used	
HW3	LTN 1/20 – Cycle Infrastructure Design July 2020	July 2020
HW4	Manual for Streets – 2007	2007
HW5	Inclusive Mobility – A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure - 2021	December 2021
HW6	Buses in Urban Developments – January 2018	January 2018
HW7	DfT's Traffic Signs Manual Chapter 6 – 2019	2019
HW8	DfT's Guidance on the Use of Tactile Paving Surfaces – 2021	2021
HW9	Manual for Streets 2 – 2010	2010
HW10	DfT Gear Change – 2020	2020

Landscape Reports

L1	Settlement Sensitivity Assessment Volume 1	July 2018
L2	Suffolk Coastal Landscape Character Assessment	July 2018
L3	CSA Proposed Landscape Strategy	February 2024
L4	CSA Landscape and Visual Impact Assessment	February 2024
L5	Guidance for Outdoor Sport and Play (Beyond the Six Acre Standard)	November 2020

Other Documents

OT1	Statement of Housing Land Supply as of 31 March 2024	November 2024
OT2	Joint Pre-application response (James Mann)	8 th February 2024
OT3.1	Rugby Pitch Planning Permissions and site location plans (ref. IP/92/00526/FUL), (IP/94/00750/FUL) (IP/96/00729/FUL), (IP/09/00466/FUL) (IP/16/00588/FUL)	1992-1996
OT3.2	Part 2	
OT3.3	Part 3	
OT3.4	Part 4	
OT3.5	Part 5	
OT3.6	Part 6	
OT4	Not used	
OT5	Ipswich Playing Pitch Strategy	2009
OT6	East Suffolk's Playing Pitch and Outdoor Sport Strategy and Action Plan	2021
OT7	Ipswich Star 'Ipswich Rugby Club could move from Humber Doucy Lane' <u>28th November 2023 by Aleksandra Cipriak</u>	28-11-23
OT8	Ipswich Borough Council 's Authority Monitoring Report 18 2021/22	April 2023
OT9	SCC Guidance on seeking & securing developer contributions for library and archive provision in England	November 2023
OT10	Suffolk County Council Developer's Contribution response	April 2014
OT11	Early years foundation stage statutory framework for group and school based providers	October 2024
OT12	Museums Libraries and Archives Council (MLA) publication: Public Libraries, Archives and New Development: A Standard Charge Approach	May 2010
OT13	Area Guidelines for SEND and alternative provision	December 2015
OT14	Library Services in Suffolk – Needs Assessment	October 2023
OT15	APP/K0425/W/20/3245292 Inspector's Report - Wendover Arms Hotel, Desborough Avenue, High Wycombe	15-07-20
OT16	APP/P0240/W/22/3298555 Inspector's Report - Hatley Road, Wrestlingworth	26-10-22
OT17	APP/K0425/W/18/3218645 Inspector's Report - Land adjacent to Tollymore, Askett	21-05-19
OT18	Securing Developer Contributions for Education	August 2023

OT19	IBC Local Validation List	Adopted 22-02-23
OT20	ESC Local Validation List	01-05-24
OT21	Humber Doucy Lane small site ref 24/005/FULL application Form	09-07-24
OT21.1	Humber Doucy Lane small site ref 24/005/FULL site location plan	09-07-24
OT22	Appeal Ref: APP/W3520/W/23/3317494 Land east of Ixworth Road, Thurston, Suffolk	26-07-23
OT23	Appeal Ref: APP/F3545/W/22/3297751 Land North East of Bury St Edmunds, Bury Road, Great Barton, Suffolk	13-10-2022
OT24	Appeal Ref: APP/D3505/W/18/3214377 combined DL IR R to C_Land off Station Road, Long Melford	01-04-2020
OT25	Not used	
OT26	CIRIA-report C753 the SuDS manual	2015
OT27	Library Services in Suffolk Needs Assessment	March 2024
OT28	Ipswich Library Performance 2021-2024	Undated
OT29	National School delivery Cost Benchmarking	November 2023