

From: Kevin Coleman
Subject: Humber Doucy Lane, Ipswich - APP/X3540/W/24/3350673
(Lead Case) and APP/R3515/W/24/3350674 - s106 Update
Date: 23 January 2025 at 17:49:18 GMT
To: Louise St John Howe <louise@poservices.co.uk>
Cc: "Salter, Tim" Lisa Evans "laura.ashton@laukplanning.co.uk"

Good afternoon Louise, further to the discussion earlier this afternoon, I have received the following update from Howes Percival (the Appellant's solicitor) on the current position as regards the s106.

- The draft version of the s106 issued on 10th January via myself to the Inspector incorporated all comments received from all parties up to that date (as per my cover email).
- Since then, further comments have been received from SCC on the 15th January, and separately from ESC and IBC on the 21st January. The comments from SCC are attached.
- In terms of the further comments from IBC/ESC, I am advised that the principle matters for discussion between IBC, ESC and the Appellant broadly include:
 - Cross-boundary matters and how delivery of cross-boundary phases.
 - Affordable housing. Both IBC and ESC have different approaches to drafting of these provisions, which require reconciliation.
 - Other relatively minor matters, including triggers for payments, and consequential drafting.
- Howes Percival are currently working through the comments received from all parties since the 10th. I am told that a further draft, incorporating these comments, may be available by close tomorrow (but I attach a slight note of caution to that, and feel that perhaps we should assume Monday to be on the safe side).
- This next draft will incorporate all comments to date (including SCC's comments of 15th January and ESC and IBC comments of this week), with the Appellant's responses – even if the legal drafting is to follow.
- Hopefully the above will assist the Inspector in deciding whether or not to issue comments tomorrow, based on the 10th

January draft, or wait until next week, and work on the next draft.

- Howes Percival have flagged up that, from the latest round of comments, ESC and IBC are approaching drafting of certain provisions differently, particularly in relation to affordable housing and cross-boundary matters. They will be seeking a meeting with the IBC/ ESC legal teams next week to discuss, with a view to providing a further iteration of the draft, which should be in an advanced form, prior to the session on 4th February.

Please could Lisa and Laura issue this to their respective teams, as I don't have email addresses for everyone who may wish to be made aware of this update.

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