



APPEAL REFS: APP/R3515/W/24/3350673 (A) & APP/R3515/W/24/3350674 (B)

Land north-east of Humber Doucy Lane, Humber Doucy Lane, Ipswich, IP4 3QA

These questions are provided without prejudice in advance of evidence being heard on Landscape and HRA matters. Please note these arose from my reading of the proofs and I may have additional questions as the evidence progresses.

As discussed in week 1 these are provided to the advocates to support Evidence in Chief and clarifying matters that I had queries on.

Landscape

Clive self

- CS - Page 28 para 6.24 – explain to me how the scheme would meet the design principles outlined by the LPA witness.
- Please explain how the scheme would be landscape led?
- Parcel D – why not in SANG – there seems to be agreement it should not be – please confirm.
- How would linear approach work for natural and semi natural green space?
- Pg 33 para 5.18 – if the number of dwellings is fixed how can this flex if there is an issue – please explain.
- How is natural and semi natural green space delivered on site?

Ruth Chittock

- What is your view on Tables 1 & 2 in CS proof?
- CS proof 4.30 – do the LPA consider this assessment to be realistic?
- What is of concern to Council with the open space assessment, please explain to me, not clear.
- When the site was allocated how did the Council's consider the potentially fundamental change in character and appearance?
- Has anything changed since then in the formulation of this scheme before me?
- 5.6 – is this paragraph implying that the site should not be developed? How does this align with the allocation?
- 5.9 – what do you mean? What are the policy requirements for an outline scheme?
- 5.10 – alludes to general harm – please could you help me with specifically what the site specific issues are?
- Why would the proposed scheme not mitigate and reduce harm?

- Para 6.10 – If the provision of 10-15m is not a meaningful woodland why is this? And what would you expect to comply with policy?
- What is missing in terms of the schemes response to the environment of Humber Doucy Lane?
- Is SPD 6 – adopted?
- What is the policy requirement for walking to a LEAP? And could the site accommodate what is required?

Both

- What do you understand the phrase 'a landscape led scheme' to mean?
- How would the scheme effect/impact on strategic value of the edge/Fynn Valley?
- Please give me your views on connectivity to areas beyond/urban and rural?
- What is the evidential basis for focussing on the settlement sensitivity analysis?
- Is the LVIA in dispute? Especially VP 12, 33, 34?
- What do you consider significant landscaping and what would comply with policies?
- Is there an in principle issue with multi use or is it about not knowing the detail – section 7.2 DAS?
- If parcel D runs close to the railway line, how have you considered this as a constraint?
- What is the status of the Healthy Env SPD (SPD6)?
[E.g.- Says not part pf local plan but refers back to east Suffolk plan].
- Was it always envisaged that surface water scheme would be in landscape areas?
- How would you actually see the 1 in 4 – will it be bunded or appear level?

Ecology

James Meyer

- page 11 – missing refs?
- References to Thames basin and heaths for B21 – please explain how it transfers to the appeal scheme?
- Page 8 – which criteria would the scheme meet?
- Para 7.2 – is SPD6 now adopted?
- Is the Council's position that the SANG needs to be 9.23% more? This is not clear please explain.
- OR are you okay with the 11.5 ha but not sure it can be delivered – again not clear please explain.
- 7.13 & 7.14 proof
 - NE not clear – do they say 10ha is a minimum requirement?

- They also refer to the SPD as being 'guidance' – please give me a clear position.
- 7.14 – interpretation
 - NE then say need to secure the 11.15 BUT what is needed?

Dr Aidan Marsh

- Please explain to me the photos in your proof.
- 7.36 – please explain green and blue infra and what is included in SANG.
- Following from this - why would this be appropriate?
- What is your view on the response from Natural England?
- What is your view on the application of Thames basin and heaths for B21?

D J Board

INSPECTOR

28 January 2025