

From: James Mann  
Subject: Fw: (Case Ref: JA02180) Humber Doucy Lane Appeal  
Date: 27 January 2025 at 17:07:24 GMT  
To: Louise St John Howe <[REDACTED]>  
Cc: Lisa Evans <L[REDACTED]>, Ben Woolnough  
<[REDACTED]>

Good afternoon Louise,

Please could the below comment from the MP for Ipswich be relayed to the Inspector and processed accordingly.

Kind regards,  
James

**From:** Jack Abbott MP  
**Sent:** Monday, January 27, 2025 3:57 PM  
**To:** James Mann  
**Subject:** (Case Ref: JA02180) Humber Doucy Lane Appeal

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

Dear Mr Mann,

APPLICATION IP/24/00172/OUTFL

I have been contacted by residents living in Humber Doucy Lane who are concerned about this application in its current form.

Having read the reasons for the council's refusal of the application, I am writing to support your decision. I would be grateful if you could submit my comments as part of the Appeal process.

This is a significant development on an important site, and local people need to have a clear idea of what the developers are proposing. They want to understand the

layout, the infrastructure, the open space, and what the houses might look like. They rightly expect to be consulted and to play a part in shaping a development which will have a lasting impact on their neighbourhood and on their lives. Without the provision of a comprehensive masterplan by the developers, they are unable to participate properly and fully. This is a fundamental failure by the applicants.

The effects of 660 homes on the local highway network need to be fully assessed, analysed and mitigated, and it seems this has not been properly undertaken by the applicants.

Residents are particularly concerned about this issue:

Humber Doucy Lane itself is narrow, and is already considered inadequate for the volume of traffic it experiences. In some parts it has no pavements for pedestrians, and it is at times heavily used by vehicle traffic. Therefore, a thoroughgoing transport assessment is of paramount importance, and suitable mitigation proposals must be forthcoming.

What is also very worrying is the developers' failure to submit a satisfactory Flood Risk assessment, and the lack of attention given by them to open spaces, including the loss of the sports pitches without the provision of replacement pitches.

People in Ipswich urgently need homes, and this application can potentially provide homes for many families and individuals – I am in principle, supportive of proposals to build on this site. However, it must comply with Local Plan policies and requirements, and backed up by suitable supporting infrastructure. If the developers are unable to satisfy the Planning authority that this is the case, then it is right that their application should be refused.

Regards,

Jack Abbott MP  
Member of Parliament for Ipswich

For information about how Ipswich Borough Council processes personal data please visit [www.ipswich.gov.uk/privacy](http://www.ipswich.gov.uk/privacy)

This email and any attachments may be confidential and/or privileged and contain sensitive or protectively marked material up to OFFICIAL and should be handled accordingly.

Everything is intended for use of the addressee only. If you receive this message in error then you must not print it or forward it to anyone else or use the information it contains. Please inform Ipswich Borough Council of the error by email or by telephoning (+44) (0)1473 432000. Please then delete all copies from your system. If you are not the intended recipient then you must not use the information in the message or attachments or allow anyone else to do so. Ipswich Borough Council reserves the right to copy and intercept all email and other data sent over its networks. Ipswich Borough Council cannot guarantee that this message has reached you complete and/or virus free and advises you to carry out appropriate virus checks.

The Council does not accept any liability for any statements made which are clearly the sender's own and not made on behalf of the Council.