

Save Our Country Spaces

East Suffolk Planning Alliance

Yesterday, we interested parties, attended the Appeal to listen to the very important discussion on Landscape Sensitivity.

As stated by LA Lawyer on 21st January on opening of the Appeal, new documentation and proposals of this significance, in this case on Landscape, might trigger the need, in the public interest, for a new planning application?

She also suggested that "Wheatcroft", might be invoked?¹ We seek advice from the Planning Inspector on this matter, please?

Landscape Sensitivity

1. It was very hard to follow the discussion as again, new documents, (previously unseen by the public domain) were brought to the table for debate.
2. One such document we were shown was a 'concept plan', dated July 2023, not disclosed to the public at Appeal or previously (as it was a pre application restricted document).
3. We cannot recall it being available during the Public Exhibitions and Consultations exercises run by the Appellant.
4. We had assumed that the documents, as actually submitted at Appeal, would be what was being assessed? This does not seem to be the case, with more new confusing material now being debated.
5. We do understand however, that if a proper masterplan had been prepared, as we understood was required, shared and consulted upon, with the public, in a timely and thorough way, this confusion and difficulty would have been avoided?
6. The public are aware that new timeframes for land use and planning are being debated, However, this Local Plan cross boundary site allocation was not due to be developed until 2032 under the IBC CS10 phasing and masterplanning.
7. The public respectfully, feel that this premature application and its inadequacy, does not fit the public's expectation and understanding of sustainable development, and should be withdrawn pending local plan reviews in 2025 and 2026.

Documents and maps discussed.

- **RE ID17 Hopkins Homes Concept plan of Humber Doucy Lane**
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Plus,

- **Landscape Proof of Evidence Of Clive Self Dip LA CMLI MA (Urban Design) December**
(2024CSA/6675/08 g 18.12.2024 CS AD Final) December 2024

Land at Humber Doucy Lane, Ipswich, Suffolk

¹Wheatcroft, then Holborn, now Bramley - the Planning Court has ruled on practicalities of amendments at appeal stage. <https://www.localgovernmentlawyer.co.uk/planning/318-planning-features/55833-amendments-at-the-appeal-stage>

