

We will suggest, as an interested parties, that the Appellant's 'refining' negotiating, arguing against the inadequacy of their 2024 application, is unreasonable, outside the wider public interest and a burden on the public purse.

We, the public say this application is NOT, in effect, in accordance with either the spirit, substance or timeframes established (under Matter 6, by the Inspectors), within the Ipswich Local Plan 2022, or it's CS10 and IGS SPD policies.

To refine, flesh out an ambiguous 'framework application', (against the 13 grounds of refusal legitimate,) via this Appeal process, is wholly unacceptable and unreasonable, from the public and interested parties perspective.

The wider public need and have a right to be informed and consulted, especially those immediately impacted by the current changes to the FULL aspect of the application within Ipswich Borough i.e. access and priority routes and suggested SCC offsite mitigations, made January/February 2025, during this appeal.

We, as interested parties, have struggled to represent and uphold our communities concerns throughout this Appeal. The volume and complexity of the information generated within the Appeal since opening on 21st January is testimony to that.

Our communities expected a reasonable, comprehensive Masterplanning approach, phased as per the delivery schedule within the 2022 adopted Local Plan, at an appropriate time point, which was programmed towards 2032.

We would like to thank the Inspector for her patience and consideration towards us and her ensuring that interested party involvement has been fully inclusive and fully accepted.

Statement from several resident's to the Planning Inspectorate Inquiry for IP/24/00172/OUTFL, Land Between Humber Doucy Lane And Tuddenham Lane, Humber Doucy Lane, Ipswich, Suffolk, IBC Appeal reference: APP/R3515/W/24/3350674

1. Our understanding is that East Suffolk and Ipswich Borough Council were approaching the end of their 13 week statutory determination period when deciding on this application.
2. We believe that due to the complexity and number of issues with this application and combined with other constraints (where development here is not scheduled until after 2032, as stated in the adopted Local Plan – and is also contingent on other local developments/applications and facilities being in place) – it was appropriate for East Suffolk and IBC to determine it within the statutory period. We believe that much of these discussions should have taken place at pre-application stage or before.
3. The Appellant/developer could have withdrawn this application to revise it.
4. As a comparison, another recent application on Humber Doucy Ln (an application for 13 dwellings) was withdrawn before determination.
5. East Suffolk/IBC made the determination with the information they had been given at the time. We believe the decision of this appeal should be based on the available information at the time.
6. **Our understanding is that this appeal process should not be an extension to the planning process. Planning Appeal guidance seems to support this view.**
7. Even if core parts of the application remains 'unchanged', additional information and 'clarification' amounts to new information, as yet not put out to public consultation.
8. The public and other interested local parties cannot reasonably be made aware of this late information or new documents submitted within this appeal. Or to be aware of the discussions and

negotiations between the developer, East Suffolk/IBC or SCC. Because of this, the wider public are not able to be informed or have a way comment on this new information.