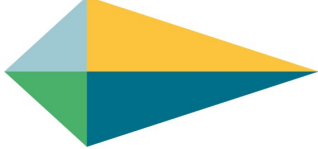
 <p>IPSWICH BOROUGH COUNCIL</p>	 <p>EASTSUFFOLK COUNCIL</p>
Email : dm@ipswich.gov.uk	Email: appeals@eastsoffolk.gov.uk
IBC Ref: IP/24/00172/OUTFL	ESC Appeal Ref: AP/24/0059/REFUSE

16th December 2024

PLANNING PUBLIC INQUIRY ref: East Suffolk Council **APP/X3540/W/24/3350673**

& Ipswich Borough Council APP/X3540/W/24/3350674

Dear Sir/Madam,

Town and Country Planning Act 1990 - Appeal Under Section 78

Appeal by: Barratt David Wilson and Hopkins Homes
Land North-East Of Humber Doucy Lane, Humber Doucy Lane, Ipswich IP4 3QA / Land Between Humber Doucy Lane and Tuddenham Lane

Site:

Planning application reference: DC/24/0771/OUT & IP/24/00172/OUTFL

REASON FOR INQUIRY Relating to the application to East Suffolk Council DC/24/0771/OUT & Ipswich Borough Council IP/24/00172/OUTFL for Hybrid Application - Full Planning Permission for the means of vehicle, cycle and pedestrian access to and from the site. Outline planning application (all matters reserved) for a mixed use development for up to 660 dwellings (Use Class C3), up to 400 sqm (net) of non-residential floorspace falling within Use Class E and/or Use Class F2(b), an Early Years facility, and associated vehicular access and highway works, formal and informal open spaces, play areas, provision of infrastructure (including internal highways, parking, servicing, cycle and pedestrian routes, utilities and sustainable drainage systems), and all associated landscaping and engineering works.

Further to my previous letter regarding this appeal, an Inspector has now been appointed by the Secretary of State for the Department of Communities and Local Government. A Public Inquiry has been arranged. Any comments you have already submitted in writing may be read out at the Inquiry.

You are invited to attend the Inquiry at East Suffolk House/Grafton House on the below dates. This is subject to numbers attending. We ask you email appeals@eastsoffolk.gov.uk **within 3 working days (before 21/01/2025)** to express your interest to attend in person at East Suffolk House/Grafton House on any of the below days. Please express the day(s) you wish to attend, your interest in the appeal and provide a contact telephone number and any special requirements that may be required. Any participation for expressing your views, is at the discretion of the planning Inspector.

The inquiry is also being held virtually - to watch the Inquiry or participate to express your views at the discretion of the planning Inspector, please copy and paste the links shown on www.eastsuffolk.gov.uk/planning/major-sites/humber-doucy-lane-appeal-inquiry into your web browser : If you wish to participate please email appeals@eastsuffolk.gov.uk **within 3 working days (before 21/01/2025) with your full details**

Starts 21st January 2025 running for up to 14 days; Inquiry opens at 10am on first day at **EAST SUFFOLK HOUSE, Riduna Park, Station Road, Melton IP12 1RT & Virtually via Teams** – please see East Suffolk Council website for daily Teams links :-

<https://www.eastsuffolk.gov.uk/planning/major-sites/humber-doucy-lane-appeal-inquiry>

Days 1 –13 at East Suffolk House & virtually by Teams; Day 14 if required at Grafton House, Ipswich & virtually by Teams

East Suffolk House Dates are 21.1.25 / 22.1.25 / 23.1.25 / 24.1.25 / 4.2.25 / 5.2.25 / 6.2.25 / 7.2.25 / 11.2.25 / 12.2.25 / 13.2.25 / 14.2.25 / 18.2.25

Day 14 -19.2.25 (if required) Grafton House, Russell Rd, Ipswich, IP1 2DE & virtually.

Documents relating to the appeal(s) can be viewed on the East Suffolk Council website www.eastsuffolk.gov.uk using the appeal reference AP/24/0059/REFUSE or on the inquiry dedicated page:

www.eastsuffolk.gov.uk/planning/major-sites/humber-doucy-lane-appeal-inquiry

& Ipswich Borough website <https://ppc.ipswich.gov.uk/> using the application reference IP/24/00172/OUTFL (appeal reference 24/00018/REFUSE)

If you, or anyone you know has a disability/ concern about facilities at East Suffolk House. We ask you contact Adine Schrankel on 07827 245639 or Julie Collings on 01394 444406 to confirm that suitable provisions are in place. This is also your East Suffolk Council contact should you require any assistance regarding this appeal Inquiry. For Ipswich Borough Council queries please contact Elizabeth Dubbeld on 01473 432913.

Please ensure you arrive in plenty of time for the opening of the Inquiry.

Where applicable, you can use the internet to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Contact point at the Planning Inspectorate:

Tim Salter, The Planning Inspectorate, 3/J, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Telephone; 0303 444 5279, Email address; Tim.salter.oo@planninginspectorate.gov.uk

You may check the progress of the appeal or obtain a booklet entitled “A Guide to Taking Part in Planning Appeals” from GOV.UK at:

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at
<https://acp.planninginspectorate.gov.uk>.

Yours faithfully

A handwritten signature in black ink that reads "J. Mann".

James Mann

Head of Town Planning and Development

Ipswich Borough Council

A handwritten signature in black ink, appearing to be "Ben Woolnough".

Ben Woolnough MRTPI | Head of Planning, Building Control and Coastal Management
East Suffolk Council