



Grafton House, 15-17 Russell Road,
Ipswich IP1 2DE
IBC Ref: IP/24/00172/OUTFL



East Suffolk House, Station Road, Melton,
Woodbridge IP12 1RT
ESC Ref: AP/24/0059/REFUSE

Date: 7th October 2024

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

Site Address: Land Between Humber Doucy Lane And Tuddenham Lane, Humber Doucy Lane, Ipswich, Suffolk (also referred to as: Land north-east of Humber Doucy Lane, Humber Doucy Lane, Ipswich)

Description of development: 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 sq m (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. (THE APPLICATION IS A CROSS-BOUNDARY APPLICATION AND IS LOCATED IN BOTH IPSWICH BOROUGH COUNCIL AND EAST SUFFOLK COUNCIL).

Application references:	IP/24/00172/OUTFL & DC/24/0771/OUT
Appellant's name:	Barratt David Wilson And Hopkins Homes
IBC Appeal reference:	APP/R3515/W/24/3350674
ESC Appeal reference:	APP/X3540/W/24/3350673
Appeal start date:	27 September 2024

I refer to the above details. An appeal has been made to the Secretary of State against the decisions of Ipswich Borough Council and East Suffolk Council to refuse to grant planning permission for the above proposal.

The appeal will be determined on the basis of an **Inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for, what is known as, Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others.

You can find guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate. These will include a pre-Inquiry conference call with the lead parties to deal with procedural and administrative matters, including how the evidence will be heard. As a Rule 6 party, it is anticipated that you would also be a part of that process. If, having read the above guidance, you wish to apply for Rule 6 status and/or have any related questions, you should contact the Planning Inspectorate immediately. If you are interested but are unable to access the guidance electronically, again, you should contact the Planning Inspectorate who will try and assist.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately.

We have forwarded all the representations made to us on the above applications to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>.

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

If you do not have access to the internet, you can send your comments to:

Tim Salter
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by 4th November 2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference(s).**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and the local planning authorities and will be considered by the Inspector

when determining the appeals. The Planning Inspectorate will not acknowledge representations but will ensure that letter received by the deadline are passed on to the Inspector dealing with the appeals.

The appeal documents are available for inspection at:

- **Ipswich Borough Council Offices, Grafton House Reception, 15-17 Russell Road, Ipswich, IPI 2DE** Mon-Fri 9am to 5pm, by appointment only. To view the documents at the Council's Offices, Grafton House, please call 01473 432913 or email development.management@ipswich.gov.uk to arrange viewing.
- **Ipswich County Library, 3-5 Northgate Street, Ipswich, IPI 3DE** Mon-Fri 9am-6pm, Sat 8:30am - 5pm, Sun 10am-4pm.
- **Ipswich Borough Council website:** : Using the reference 24/00172 the appeal documents can be viewed online at <https://ppc.ipswich.gov.uk/searchselect.asp>
- **East Suffolk Council website:** Using the reference AP/24/0059/REFUSE the appeal documents can be viewed online at <https://publicaccess.eastsuffolk.gov.uk/online-applications/>

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at:

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

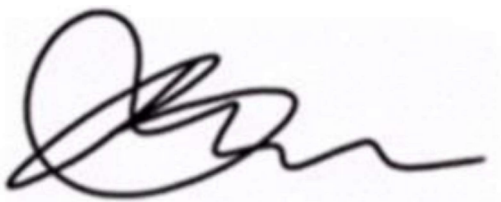
When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully



James Mann

Head of Town Planning and Development
Ipswich Borough Council



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