

This submission is confirmed

[26305]

Object Supporting Documents, Ipswich Local Plan Policies Map Final Draft

Agent: Phase 2 Planning and Development Ltd (Mr Kevin Coleman) [200] (unconfirmed)

Respondent: **Mersea Homes Limited [2548]**

Received: 02/03/2020 via Web

With regard to land use designations within the IGS, there is a lack of clarity/consistency to terminology, and in any event there is no need for specific land use allocations within the overall IGS, or justification for the specific areas shown.

Changes to plan: Removal of land use allocations within the overall IGS allocation, or at least adjustment to the key/text to make clear that all are Indicative.

Document is not sound

Representation at examination: Appearance at the examination

Reason for appearance: This representation is part of a suite of representations made by Mersea Homes Ltd which all relate to the effective implementation of development within the Ipswich Garden Suburb. Mersea Homes Ltd is the principal development party for the delivery of the eastern neighbourhood within the Ipswich Garden Suburb (Red House Neighbourhood).

This submission is confirmed

[26306]

Object Policy DM23 The Density of Residential Development

Agent: Phase 2 Planning and Development Ltd (Mr Kevin Coleman) [200] (unconfirmed)

Respondent: **Mersea Homes Limited [2548]**

Received: **02/03/2020 via Web**

Part (c) of the policy as drafted would not be effective as there is no practical means for ensuring an average of 35 dph across multiple sites, and no justification for stipulating 35 dph on any particular individual site, and no justification for "low-density development" per se.

Changes to plan: Please see full representation text for amendments.

Document is not sound

Representation at examination: Appearance at the examination

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This submission is **confirmed**

[26307]

Object Policy DM21 Transport and Access in New Developments

Agent: Phase 2 Planning and Development Ltd (Mr Kevin Coleman) [200] (unconfirmed)

Respondent: Mersea Homes Limited [2548]

Received: 02/03/2020 via Web

Whilst no objections are raised in respect of the majority of the provisions of this policy, we are concerned that a requirement that all new development should have access to public transport within 400m is neither justified (in terms of its being a fixed requirement) nor likely to mean that the Plan is effective overall in delivering the number of new homes required, because there are some locations where a strict adherence to 400m is unlikely to be achievable.

Changes to plan: Please see full representation text for proposed changes.

Document is not sound

Representation at examination: Appearance at the examination

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This submission is confirmed

[26308]

Object Policy CS16 Green infrastructure, Sport and Recreation

Agent: Phase 2 Planning and Development Ltd (Mr Kevin Coleman) [200] (unconfirmed)

Respondent: Mersea Homes Limited [2548]

Received: 02/03/2020 via Web

The policy needs to be clear that new development should meet the needs arising from that development, having regard to the Council's standards, and should not be required to remedy existing deficits.

Changes to plan: Please see full representation text for suggested amendments.

Document is not sound

Representation at examination: Appearance at the examination

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This submission is confirmed

[26309]

Object Policy CS15 Education Provision

Agent: Phase 2 Planning and Development Ltd (Mr Kevin Coleman) [200] (unconfirmed)

Respondent: **Mersea Homes Limited [2548]**

Received: **02/03/2020 via Web**

The secondary school site at the Ipswich Garden Suburb should be referenced in the same way as primary school sites i.e. as a broad location (or, as per our representations to the Policies Map, all allocations within the IGS should be removed).

Changes to plan: Please see full representation text for proposed amendments.

Document is not sound

Representation at examination: Appearance at the examination

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This submission is **confirmed**

[26330]

Object Policy CS10 Ipswich Garden Suburb

Agent: Phase 2 Planning and Development Ltd (Mr Kevin Coleman) **[200]** (unconfirmed)

Respondent: Mersea Homes Limited **[2548]**

Received: 02/03/2020 via Web

Mersea Homes Ltd are broadly supportive of Policy CS10 and its various provisions, but in order to ensure effective delivery, there are three aspects of the policy that are considered to be unsound, as follows:

1. Elements of the detailed wording of the policy in relation to site specific matters and the role of the SPD, which relate to Effectiveness;
2. The Affordable Housing provisions, which relate to soundness issues in respect of the justification and the effectiveness of the Policy;
3. The wording of the Policy in respect of viability review provisions.

Changes to plan: Please see full representation text for proposed amendments.

Document is not sound

Representation at examination: Appearance at the examination

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