



East Suffolk Council

Ipswich Local Plan Review Examination - Position Statement (November 2020)

Matter 6 Site Allocations – Humber Doucy Lane (Policy ISPA4.1)

Question 93: How will the Council work with neighbouring authorities to ensure that this site is delivered?

This relates to East Suffolk Council representation number 23692.

The allocation at Humber Doucy Lane is identified as a cross boundary allocation, with land immediately to the east of Ipswich Borough, in East Suffolk, being allocated for 150 dwellings in the recently adopted Suffolk Coastal Local Plan (adopted 23rd September 2020) under policy SCLP12.24 'Land at Humber Doucy Lane, Rushmere St Andrew'. The policy sets out that this development would come forward as part of a masterplanned approach with land in Ipswich Borough. It would not be appropriate for the land in East Suffolk to come forward without the land in Ipswich Borough as access to the site is required through land in Ipswich Borough.

The policies in the two Local Plans have been closely developed in acknowledgement of matters that are relevant to the development of the full site. Both policies set out a need for the site to be masterplanned, and this will enable the detailed considerations for the site to be considered comprehensively at the appropriate point in time, and with the involvement of relevant statutory bodies and stakeholders as appropriate. Arrangements for infrastructure funding and delivery will be established between the two authorities, and the ongoing preparation of the East Suffolk Community Infrastructure Levy Charging Schedule (updating the current separate Waveney and Suffolk Coastal CIL Charging Schedules into a single Charging Schedule) provides a mechanism for considering the funding of infrastructure matters for the East Suffolk part of the site. Appropriate arrangements for development management (including pre-application and planning applications) will be established between the two authorities.

The supporting text to Policy SCLP12.24, at paragraph 12.218, identifies that primary school capacity is a current constraint on development at Humber Doucy Lane coming forward and that it is anticipated that additional capacity can be provided through the planned new provision at the Ipswich Garden Suburb. The Plan recognises that this is anticipated to affect the timing of development coming forward. However Policy SCLP12.24 itself does not specifically phase the delivery of the site to a particular point later in the plan period.

The adopted Suffolk Coastal Local Plan can be viewed at www.eastsuffolk.gov.uk/planningpolicy.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ
DX: 41220 Lowestoft