

Ipswich Local Plan Review 2018-2036

Examination Hearing Day 4 - Sessions 1, 2 and 3 and Day 5 – Sessions 1, 2 and 3

Tuesday 8 December 2020 at 0930hrs, 1130hrs and 1400hrs and
Wednesday 9 December at 0930hrs, 1130hrs and 1400hrs

Agenda

Please Note:

- All participants are encouraged to familiarise themselves with the Hearing Position Statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the Examination website.
- References to Matters, Issues and Questions refer to those posed by the Inspectors in their Matters, Issues and Questions for Examination (already circulated and on the Examination website – J4 and J5), unless otherwise stated. The areas for discussion relate to points the Inspectors require further information on.
- Representors named in square brackets indicate expected participants for each allocation, based on original representations and Hearing Position Statements.
- The Hearing sessions on both days will finish no later than 1530hrs, with a mid-morning break between 1100hrs and 1130hrs and a break for lunch between 1300hrs and 1400hrs.

1. Inspectors' Introduction (5-10 minutes)

2. Matter 6: Housing Allocations (Continued)

Issue: Whether the proposed site allocations in the SAP are justified taking into account the reasonable alternatives, positively prepared in meeting the Borough's development needs, effective in terms of deliverability over the Plan period and consistent with national policy in enabling sustainable development? (Questions 107-194)

Areas for Discussion:

Day 4 – Session 1

- Land Allocated for Housing in SP2 (Questions 107-117) [Bloor Homes, Ipswich School, SSP]

Day 4 – Sessions 2 and 3

- Site Allocations
 - IP009 Victoria Nurseries, Westerfield Road (Question 118) [Boyer Planning]
 - IP012 – Peter’s Ice Cream, Grimwade Street (Question 124) [Boyer Planning]
 - IP132 – Former St Peter’s Warehouse, 4 Bridge Street (Question 144) [Boyer Planning]
 - IP136 – Silo, College Street (Question 145) [Boyer Planning]
 - IP054b – Land between Old Cattle Market and Star Lane (Questions 138-140) [Boyer Planning, Bidwells]

 - IP011c – Smart Street/Foundation Street (North) (Questions 122 and 123) [Boyer Planning, SCC]
 - IP035 – Key Street/Star Lane/Burtons (St Peter’s Port) (Questions 128-130) [Boyer Planning, SCC]
 - IP037 – Island Site (Questions 131-134, 184, 194) [Boyer Planning, SCC]

 - IP048a – Mint Quarter/Cox Lane East Regeneration Area (Questions 135-137) [DfE, SCC]

 - IP067a – Former British Energy Site, Cliff Quay (Questions 253-256) [Anglian Water, SCC]

Adjourn at 1530hrs

Day 5 – Session 1

- Site Allocations Continued
 - IP150d – Land South of Ravenswood – Sports Park Questions 146-150) (Boyer Planning, REG, SCC)
 - IP150e – Land South of Ravenswood (Questions 151-154) (Boyer Planning, REG, SCC)
 - IP150a – Ravenswood U, V, W (Questions 163 and 164) (REG, SCC)
 - IP150c – Land South of Ravenswood (Questions 175-178) (REG, SCC)
 - IP150b – Land South of Ravenswood (Questions 185-189) (REG, SCC)
 - IP152 – Airport Farm Kennels, north of the A14 (Questions 179-181, 191) (SCC)

Day 5 – Sessions 2 and 3

- Site Allocations Continued
 - IP010a Co-op Depot, Felixstowe Road (Questions 119 and 120) (SCC)
 - IP061 – Former School Site, Lavenham Road (Question 141) (SCC)
 - IP089 – Waterworks Street (Question 142) (SCC)
 - IP098 – Transco south of Patteson Road (Question 143) (SCC)
 - IP307 – Prince of Wales Drive (Question 155) (SCC)
 - IP354 – 72 (Old Boatyard) Cullingham Road (Questions 156 and 157) (SCC)
 - IP355 – 77-79 Cullingham Road (Questions 158 and 159) (SCC)
- Land Safeguarded for Transport Infrastructure (Policy SP9) (Questions 192 and 193) (SCC)
- Questions Relating to the Deliverability of Site Allocations in the 5 year Housing Land Supply
 - IP014 Hope Church (23 dwellings) Policy SP2
 - IP047 Land at Commercial Road (173 dwellings) Policy SP2
 - IP054a 30 Lower Brook Street (62 dwellings) Policy SP3
 - IP059 Elton Park Industrial Estate, Hadleigh Road (103 dwellings) Policy SP3
 - IP066 JJ Wilson, White Elm Street and land to rear at Cavendish Street (55 dwellings) Policy SP2
 - IP074 Land at Upper Orwell Street (9 dwellings) Policy SP3
 - IP084a County Hall, St Helen’s Street (40 dwellings) Policy SP3
 - IP106 391 Bramford Road (11 dwellings) Policy SP3
 - IP109 The Drift, Woodbridge Road (6 dwellings) Policy SP3
 - IP125 Corner of Hawke Road and Holbrook Road (24 dwellings) Policy SP2
 - IP131 Milton Street (9 dwellings) Policy SP3
 - IP135 112-116 Bramford Road (19 dwellings) Policy SP2
 - IP142 Land at Duke Street (44 dwellings) Policy SP3
 - IP143 Former Norsk Hydro Ltd, Sandyhill Lane (85 dwellings) Policy SP3
 - IP279a Former British Telecom, Bibb Way (78 dwellings) Policy SP3
 - IP279b(1) and IP279b(2) Land north and south of Former British Telecom, Bibb Way (35 and 36 dwellings respectively) Policy SP2
 - IP280 Westerfield House, Humber Doucy Lane (156 dwellings) Policy SP3
 - IP309 Former Bridgeward Social Club, 68a Austin Street and land to rear (15 dwellings) Policy SP2
 - IP386 28-50 Grimwade Street (13 dwellings) Policy SP3

- Questions Relating to the Deliverability of Other Sites in the 5 year Housing Land Supply
 - IP387 Lock up garages and amenity area adjacent to 14 Emmanuel Close (6 dwellings) and IP388 Lock up garages to the rear of 70 to 84 Sheldrake Drive (8 dwellings)

3. Close at 1530hrs

Participants

Ipswich Borough Council (IBC) (All)

Ipswich School (Boyer Planning) (Policy SP2, IP009, IP011c, IP012, IP035, IP037, IP054b, IP132, IP136, IP150d and IP150e)

Bloor Homes (Policy SP2)

Skinner Salter Partnership (SSP) (Policy SP2)

Department for Education (DfE) (IP048a)

Mr Agran (Bidwells) (IP054b)

Anglian Water (IP067a)

Ravenswood Environmental Group (IP150)

Suffolk County Council (SCC) (IP010a, IP011c, IP035, IP037, IP048a, IP061, IP089; IP098, IP150d, IP150e, IP307, IP354, IP355, IP150a, IP067a, IP150c, IP152, IP150b and Policy SP9)