

**Felicia Blake**

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**From:** BRYAN PATTERSON  
**Sent:** 04 February 2020 17:32  
**To:** PlanningPolicy  
**Cc:** Felicia Blake; Carlos Hone; Michael Hammond; Richard Venning  
**Subject:** Public Consultation for the Ipswich Local Plan Review Final Draft //15th Jan 2002 - 2nd March 2020  
**Attachments:** Local Plan Final Draft Comments.Jan-Mar 2020 Form CH (1).doc

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**NOTE: ATTACHED RESPONSE**

Thank you for sending the required form which we have now completed and attach on behalf of the Ravenswood Residents Association.

Many thanks also to Carlos and Michael for answering some questions at the presentation at the Cliff Lane Primary School.

Best regards  
Bryan

**Bryan Patterson**  
**Chairman**  
**Ravenswood Residents Association**



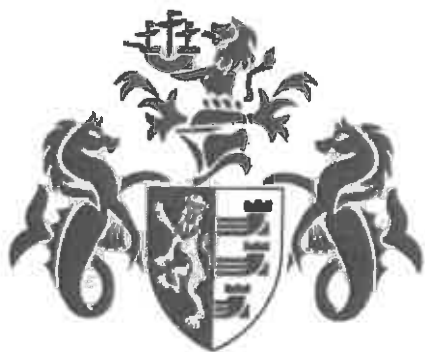
# **Public Consultation for the Ipswich Local Plan Review Final Draft**

**15<sup>th</sup> January 2020 – 2<sup>nd</sup> March 2020**

**Planning and Compulsory Purchase Act 2004**

**Town & Country Planning (Local Planning) (England) Regulations  
2012 (Regulations 19)**

## **Consultation Comments Form**



**IPSWICH  
BOROUGH COUNCIL**

e-mail:  
[planningpolicy@ipswich.gov.uk](mailto:planningpolicy@ipswich.gov.uk)

Planning Policy Team  
Planning and Development  
Ipswich Borough Council  
Grafton House  
15-17 Russell Road  
Ipswich  
IP1 2DE.

website:  
[www.ipswich.gov.uk](http://www.ipswich.gov.uk)

Consultation document(s) to which this comments form relates:	
Please return this comments form to:	<a href="mailto:planningpolicy@ipswich.gov.uk">planningpolicy@ipswich.gov.uk</a> or  Planning Policy Team Planning and Development Ipswich Borough Council Grafton House 15-17 Russell Road Ipswich IP1 2DE
Return by:	<b>11.45pm Monday 2<sup>nd</sup> March 2020</b>
This form has two parts:	Part A – Personal details
	Part B – Your comment(s).

<b>PART A PERSONAL DETAILS</b>		
	<b>1. Personal details</b>	<b>2. Agent's details (If applicable)</b>
Title	Mr	
First name	Bryan	
Last name	Patterson	
Job title ( <i>where relevant</i> )	Chairman	
Organisation ( <i>where relevant</i> )	Ravenswood Residents Association	
Address (Please include post code)		
E-mail		
Telephone No.		

**PART B Comment(s) about the Ipswich Local Plan Final Draft Consultation**

<b>Your name or organisation (and client if you are an agent):</b>	<b>Ravenswood Residents Association</b>
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Please specify which document(s) and document part you are commenting upon.

Representations at this stage should only be made in relation to the legal compliance and the soundness of the Ipswich Local Plan Review Final Draft.

<b>Document(s) and document part.</b>	<b>Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)</b>
<b>IP150e</b>  <b>IP150d</b>  <b>IP 150a (UVW)</b>	<p><b>(126 houses along Alnesbourne Crescent between the restaurants and The Prince George Care Home</b></p> <p><b>(34 Houses along Alnesbourne Crescent between The Blue Bird Lodge Care Home and (Dunwich Close</b></p> <p><b>(94 Houses on UVW site from earlier plan</b></p> <p><b>TOTAL - 254 New Houses planned in total</b></p> <hr/> <p><b>RECOMMENDATIONS</b></p> <p><b>1) This equates to 254 houses and we would like to be kept fully informed on the plans which should fully reflect IBCs undertaking for 65.8% Private Housing and 34.2% Social Housing mix.</b></p> <p><b>2) We would recommend an additional new access/egress point to Ravenswood to cope with the expected surge in traffic volumes, as we already experience heavy congestion problems at the current /2 roundabout access point – at the following times:</b></p> <ul style="list-style-type: none"> <li>- <b>morning and evening rush hours</b></li> <li>- <b>school drop-off and pick-up times</b></li> <li>- <b>lunch times – restaurant traffic particularly the McDonalds queue which blocks the roundabouts and prevents traffic going to and emerging from the busy shopping mall, but also IMPORTANTLY any EMERGENCY VEHICLES/Ambulances etc., entering or exiting the adjacent Hening Avenue and heading to or coming from the Ravenswood Medical Practice.</b></li> </ul>

Document(s) and document part.	Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)
	<p><b>FURTHER COMMENTS to the first Consultation – 16 Jan – 13 Mar 2019</b></p> <p>Further to the recent Local Plan Presentation, we need to clarify some further issues with you:</p> <p><b>1) when the phrase - "no significant adverse effect on the local highway network" is used does the "highway network " just refer to the Nacton Rd and the Thrasher roundabout etc or does it cover ALL local roads including those on Ravenswood?</b></p> <p><b>2) Mr Carlos Hone's view seemed to be that any second access road could serve the new development ONLY. We believe that it should be designed to relieve the pressure for the whole of Ravenswood including all of the additional 254 houses - 126 + 34 on Alnesbourne Crescent plus the 94 on the UVW plot at the back of the school. If the road only served area IP150e + IP150d and possibly any development on IP150c then it would not help address the central access problem.</b></p> <p><b>3) The upgrading of the private road to the golf course as you come off the A14 and heading to the Thrasher roundabout, is we believe the only possibility for the second point of access/egress into Ravenswood. The link then into our Ravenswood estate perhaps needs to be before the Blue Bird Lodge care home through IP150e, or after the Bluebird Lodge, and the new developments in IP150d and IP150b - which might need a trifle reconfiguration.</b></p> <p><b>4) We have gridlock now at several points during a normal working day with our one access point, but to cope with the new cars from 254 new houses, plus all of the preparatory work of builders lorries, bulldozers, and other construction machinery - something needs to be planned in advance.</b></p> <p><b>5) There is also the question of additional pupils coming from the expanded estate - who would attend the Primary School - has this been factored in?</b></p>

<b>Document(s) and document part.</b>	<b>Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)</b>
<b>IP150c</b>	<b>IP150c - Is the Access to this B1 site for offices etc. to be via the new IP150e 126 housing development ? This would need to be master planned.</b>
<b>IP152</b>	<p><b>IP152 – This is designated for</b></p> <ul style="list-style-type: none"> <li>- <b>B1 (offices, R &amp; D, light industrial)</b></li> <li>- <b>B2 (general industrial)</b></li> <li>- <b>B8 (storage/distribution)</b></li> <li>- <b>And as a SECONDARY USE</b></li> <li>- <b>Feasibility of a small section for Park &amp; Ride</b></li> </ul> <p><b>It is recognised that this development currently poses ACCESS constraints – which would also need to be master planned comprehensively with the aforementioned IP150e and IP150c mentioned above.</b></p>
<b>IP150b</b>	<b>IP150b SPORTS PARK - ACCESS to this Sports Park site will also need to be specified, as presumably access from Alnesbourne Crescent would need to be made, it would appear, through the proposed new housing development on IP150d.</b>
<b>IP152, IP150e, IP150c</b>	<b>IP152, IP150e, IP150c These 3 phases need to be coordinated and Master Planned with a second ACCESS/EGRESS point for Ravenswood, as with the existing single point of access into and out of Ravenswood already not coping at the specified times of day, then forward planning becomes an absolute must, otherwise grid-lock will come into play very rapidly.</b>

<b>Document(s) and document part.</b>	<b>Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)</b>



**PART B CONTINUED – Comments about the Ipswich Local Plan Review Final Draft**

<b>Document(s) and document part</b>	<b>Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)</b>

Please ensure that Part B of your form is attached to Part A and return both parts to the Council's Planning Policy Team by 11.45pm on Monday 2<sup>nd</sup> March 2020.

**RECEIVING NOTIFICATION OF THE PROGRESS OF THE LOCAL PLAN**

Would you like to be notified of the progress of the Ipswich Borough Council Local Plan Review at any of the following stages? Tick to confirm.

The submission of the Publication Draft Ipswich Local Plan Review to the Secretary of State for Communities and Local Government for Independent examination.

Publication of the Planning Inspector's Report on the Ipswich Local Plan Review.

Adoption of the Ipswich Local Plan Review.

**PRIVACY NOTICE**

Ipswich Borough Council is the data controller for the purposes of the Data Protection Act 2018 and other regulations including the General Data Protection Regulation (Regulation (EU) 2016/679).

As part of our public task, we will process your comment, and store your information securely. Your comment and name will be made public as it will form part of the evidence base used to inform the creation of planning policy documents, but we will not publish your email address, contact address or telephone number.

Please note that we are required to provide your full details to the Planning Inspector and Programme Officer for the purposes of producing the development plan in accordance with the statutory regulations on plan making.

The above purposes may require disclosure of any data received in accordance with the Freedom of Information Act 2000. We will use this information to assist in plan making and to contact you regarding the planning consultation process.

