

## **Felicia Blake**

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**From:** Suzanne Nugent  
**Sent:** 25 February 2020 11:26  
**To:** PlanningPolicy  
**Subject:** Representation to Ipswich Local Plan Review Final Draft Consultation - Merchants Quarter/Allocation IP054b - Ortona Properties Ltd  
**Attachments:** Ipswich Local Plan Review Final Draft\_Merchants Quarter IP054b.pdf; Site Plan to representation IP054b.pdf

Dear Planning Policy Team

Please find attached a representation in relation to Merchants Quarter/Allocation IP054b on behalf of Ortona Properties Ltd. This comprises the response form and accompanying site plan.

I would be grateful if you could acknowledge receipt of this representation.

Many thanks

Kind regards

Suzanne

**Suzanne Nugent Bsc (Hons) Msc MRTPI  
Planner**  
(my usual working days are Tuesday, Wednesday and Thursday)

**PlanSurv**   
Chartered Surveyors, Planning and Property Consultants

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# **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**



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:	<b>Ipswich Local Plan Review Final Draft- Site Allocations and Policies</b>
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		Mrs
First name		Suzanne
Last name		Nugent
Job title ( <i>where relevant</i> )		Planner
Organisation ( <i>where relevant</i> )	Ortona Properties Ltd	PlanSurv Ltd
Address ( <i>Please include post code</i> )	c/o PlanSurv Ltd	76 Broad Street Ely Cambridgeshire CB7 4BE
E-mail	c/o PlanSurv Ltd	
Telephone No.	c/o PlanSurv Ltd	

**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>Suzanne Nugent, PlanSurv Ltd on behalf of Ortona Properties Ltd</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>
<p><b>Opportunity Area-Merchants Quarter/Allocation IP054b</b></p>	<p>The Cattlemarket bus station is included within the opportunity area for Merchants Quarter, however the allocation reference IP054b should be extended north to include the bus station. The Local Plan states that the redevelopment of Merchants Quarter would provide key linkages from the Waterfront area to the centre of town. Therefore, the possible future redevelopment of part or all of the site could enhance connectivity by providing a pedestrian friendly residential/retail/employment area to link Turret Lane to Dogs Head Lane and the Buttermarket Shopping Centre.</p> <p>The land (as outlined in red on the attached plan) is currently under lease as its current bus station use, however given the wider regeneration aims for this area, the allocation IP054b should be extended north to include the whole of the opportunity area to allow for comprehensive redevelopment of the site. This would ensure that the plan remains flexible over the entire plan period, particularly towards the end of the plan period to allow for future residential/retail/employment use to come forward and thus ensure that the plan is sound.</p>

**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**

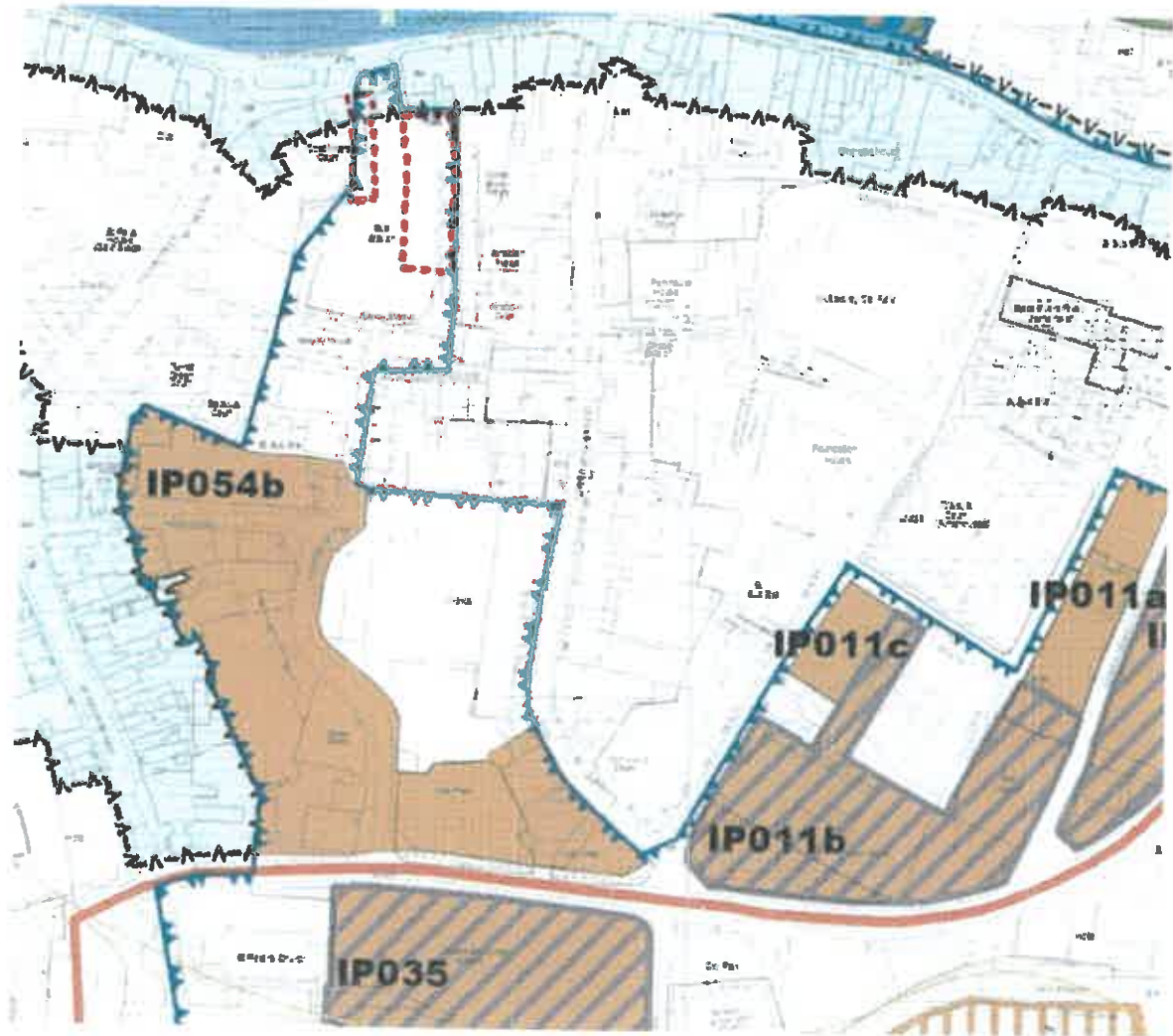
Ipswich Borough Council is the data controller for the purposes of the Data Protection Act 2018 and other regulations including the General Data Protection Regulation (Regulation (EU) 2016/679).

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.

**Proposed allocation- Cattlemarket Bus Station**



--- Ortona Properties Ltd land ownership

