

**Felicia Blake**

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**From:** Mike Hancock  
**Sent:** 26 February 2020 11:31  
**To:** Michael Hammond  
**Cc:** PlanningPolicy  
**Subject:** Re: Ipswich RFC - Land At Humber Doucy Lane, Ipswich IP4 3PZ

Dear Sir

**PROPOSED LOCAL PLAN SITE ALLOCATION**

**1P184b - Land at Ipswich RFC HUMBER DOUCY LANE IP43PZ**

In light of the recent notice regarding land allocation adjacent to Ipswich RFC, Humber Doucy Lane IP43PZ

I would like formally register comments of behalf of Ipswich Rugby Football Club and to request a meeting to discuss 2 specific points.

1 The absence of land 1P184b in any allocation. This land is a driveway and a grassed playing area for youth and junior rugby. It also serves as overspill car parking on busy senior match days. It is not large enough for a full size pitch and is therefore only generally used by Under 11 & Under 12 years age groups).

2 Replacement facilities for any loss of land currently used for playing and training by Ipswich RFC that abuts IP184b (part of land identified as ISPA4.1 in your most recent PROPOSED LOCAL PLAN SITE ALLOCATION

Please note that Ipswich RFC is now in its 150th year. It continues to serve the local rugby playing community including making provision for a growing interest in girls and women's rugby. It runs rugby for 11 age groups from under 6 through to under 18's. It runs 3 men's senior teams, a women's team and 2 fledgling girls age group teams. All sections of our club are growing.

The club already has a requirement for extra land to meet the demands being made upon it.

We currently lease land adjacent to IP184b to meet demand (as well as hiring an all weather floodlit facility nearby on a weekday evening as we do not have sufficient floodlit space at Humber Doucy Lane).

Ipswich RFC requires at least one more full size rugby pitch and an all weather floodlit facility plus 100-150 more hard standing car parking spaces to better meet the demands being made upon it.

Our clubhouse facilities are not at the required standard. We require additional changing room facilities and well as improved gender separation for changing rooms and disabled toilets.

In short we are bursting at the seams and struggling the meet the demands made upon us by the local rugby community due to the successful endeavours of dozens of volunteers.

**We do not wish to be omitted** from any land allocation with the view that any subsequent funds realised by land sale could greatly assist the club in better meeting the demands currently being placed on it. Moreover we are seeking to expand our offering to the local rugby community

should larger replacement playing facilities adjacent to our current pitches be made available or a new site identified.

We recognise that the majority of our land ownership falls within East Suffolk Council but we primarily serve the needs of Ipswich Borough Council residents.

We have had plans drawn up for a new clubhouse under guidance from the Rugby Football Union. We are also looking at a separate project with a phased extension/refurbishment of the existing clubhouse. However we seem to be in a permanent CATCH 22 situation of not knowing what may happen with land allocation for planning and find it difficult to make progress with any development plans.

Your acknowledgement of receipt of this e-mail would be welcome ahead of the consultation period end (1145 March 2nd 2020).

I would be obliged if a meeting could be arranged to discuss the contents of this letter and any broader issues that could help enhance Ipswich RFC's offering to the local community.

With kind regards

**Mike Hancock**  
Chairman  
Ipswich RFC

On Tue, 12 Mar 2019 at 10:15, Michael Hammond <[Michael.Hammond@ipswich.gov.uk](mailto:Michael.Hammond@ipswich.gov.uk)> wrote:

Dear Mr Hancock,

Thank you for your email regarding Ipswich RFC's land at Humber Doucy Lane. Apologies for taking so long to formally respond.

On behalf of the RFC you helpfully completed and returned the form we sent you regarding the RFC's land and confirmed that the draft site sheet assessment (January 2017) was accurate. This response was used to help inform our draft Strategic Housing and Employment Land Availability Assessment (SHELAA). A copy of your response is attached for ease of reference. A link to the draft SHELAA as published is available to view on the link below. The RFC land is identified under site reference IP184b (pages 166 – 167):

[https://www.ipswich.gov.uk/sites/default/files/draft\\_strategic\\_housing\\_economic\\_land\\_availability\\_assessment\\_-\\_jan\\_2019.pdf](https://www.ipswich.gov.uk/sites/default/files/draft_strategic_housing_economic_land_availability_assessment_-_jan_2019.pdf)

As you may be aware, Ipswich Borough Council is currently undertaking a review of its Local Plan to help guide development of the Borough to 2036. A consultation on the Preferred Options of the Local Plan commenced on 16<sup>th</sup> January and will end on 13<sup>th</sup> March.

As part of this process, the Council is required to identify potential sites that may be suitable for residential development over the Local Plan period. This is informed by evidence gathered as part of the SHELAA exercise. It is important to note that the identification of potential sites do not act as planning applications nor do they constitute planning permissions.

Under the preferred options Local Plan we are identifying a broad location at the northern end of Humber Doucy Lane that may potentially deliver appropriate residential development and associated infrastructure after 2031. Further information regarding this broad location for development can be found in the Core Strategy and Policies Development Plan Document under Policy ISPA4 (page 30). A link to this document and a link to the accompanying policies map can be found below.

[https://www.ipswich.gov.uk/sites/default/files/combined\\_core\\_strategy\\_with\\_a3\\_sheet\\_review\\_preferred\\_options\\_-\\_clean\\_030119.pdf](https://www.ipswich.gov.uk/sites/default/files/combined_core_strategy_with_a3_sheet_review_preferred_options_-_clean_030119.pdf)

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This broad location covers the Ipswich RFC's land along with the adjoining land owned by Kesgrave Covenant and WO & PO Jolly (Ipswich) Ltd. At this stage, this broad location does not specify precisely which sites covered by this broad location may or may not be required to deliver development in this area.

It should be made clear that the proposals map and identification of the RFC's land as part of this broad location does not represent the land ownership status of this land nor any other parcel of land in the Borough. We fully acknowledge and are aware that part of the land within the broad location is within the ownership of the RFC.

The ISPA4 Policy states at criterion b that replacement sports facilities, if needed, will need to be included as part of the infrastructure requirements to deliver development in this location. Therefore, any development on the broad location that would affect the RFC facility would either need to retain the existing sports facility, provide a replacement facility or demonstrate that equal or greater provision is delivered at an alternative site.

In terms of notification as part of the Local Plan process we have now added you to our mailing list so you will receive notifications of all future documents which get published. If you wish to comment on the ISPA4 Policy please follow the instructions on the "How to Comment" section of the website below:

<https://www.ipswich.gov.uk/ipswichfuture>

In addition to the above, officers would welcome the opportunity to discuss the Local Plan process and understand your position if you would be open to this? Please let me know if so and we can arrange an appropriate date to meet.

Please let me know if you require any clarification on any of the above.

Yours sincerely,

Michael Hammond

**Michael Hammond**

Senior Planning Policy Officer

Planning and Development

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