

rec
26.2.20

PROPOSED LOCAL PLAN SITE ALLOCATION

Site ref: IP354-72

Site area: 34ha

Cullingham Road – Ipswich.

26th February 2020.

Dear Sir,

I appreciate that some sort of development will probably take place on this site but as one who has lived in the road for the last 15 years I have worries about the scale of this planning proposal.

INTRODUCTION

***Cullingham Road is a quiet cul de sac where a large number of the residents have lived for many years, some their whole life. Although not a classy road by any means the people who live here make their little homes their castles and there is a general community feel. People are friendly and talk to each other and work together to keep the road clean and tidy, making it one of the cleanest side roads in this area and maybe Ipswich. We "love our street". Any rubbish generated generally comes from passers by who sit at the end of the road with their fish n chips etc. leaving our residents to clear up after them – which we do regularly. A bigger population may well dilute this quiet and friendly area.**

FLOODING

***In 1953 and earlier the road flooded quite badly due to the nearby rivers, and there are still people living in the road today who remember this. With recent obvious climate change and increase of flooding all over the UK, despite having improved flood defences the Environment Agency tell us there is every chance we may flood again in the future. Is this the best place to add large numbers of new housing?**

PILING

***Building close to the river is almost certainly going to necessitate some sort of piling which can cause serious vibrations. Will the current residents be compensated for any cracking or other damage done to their homes as a result of this? The current houses are right next to the planned development area.**

WILDLIFE CONSERVATION

***My neighbours tell me that there is a large population of Great Crested Newts living on the river bank and land in that area of Cullingham Road. Due to enormous declines in range and abundance in the last century, the great crested newt is strictly protected by British and European law which makes it an offence to: kill, injure, capture or disturb them; damage or destroy their habitat; and to possess, sell or trade.**

ROAD QUALITY/ MAINTENANCE and TRAFFIC

***We do our bit to look after our road, but it is not seen as a high priority road for maintenance etc. by councils, and as such suffers from pot holes and poor road surfacing, beyond the control of the residents. I also understand that the sewer pipes in the road are not huge and probably not suitable for an enlarged population. This would all need to change if the road is to have more people living in it and driving along it. At the very least we need to have the "Please Keep Clear" reinstated on the Handford Road junction which is already a problem for cars to get in and out of, often making traffic queues on Handford Road as cars wait for a chance to turn into Cullingham Road. There will also be increased traffic and large vehicles passing along Cullingham Road when the building works are in progress. This is likely to destroy our already crumbling road even more.**

PARKING

***Currently cars are generally parked on both sides of the road the full length of the road. If new housing were to be built would there be sufficient parking for them? It would be idle to pretend that none of the new residents will have a car. Some may have two cars and quite likely a works van too.**

CHILDRENS' PLAY AREA

***There is nowhere for children to play in Cullingham Road apart from in the road itself. Parents understandably are not keen letting their children play in the road. Will the gardens be sufficiently large or will a proper secure play area be created?**

There is also another planning proposal on the opposite side of the road for another 6 dwellings on top of the 24 by the river. All the above applies to both of the developments.

CONCLUSION

The residents all accept that some sort of development, residential or otherwise, will probably take place on this plot. Our main concerns are the size of development and will this be a Housing Association or similar development? Currently a large proportion of the houses in Cullingham Road are owner occupied. To dilute this would probably not be ideal for the future of the road.

Tim Leggett.

IPSWICH BOROUGH COUNCIL

PUBLIC NOTICE

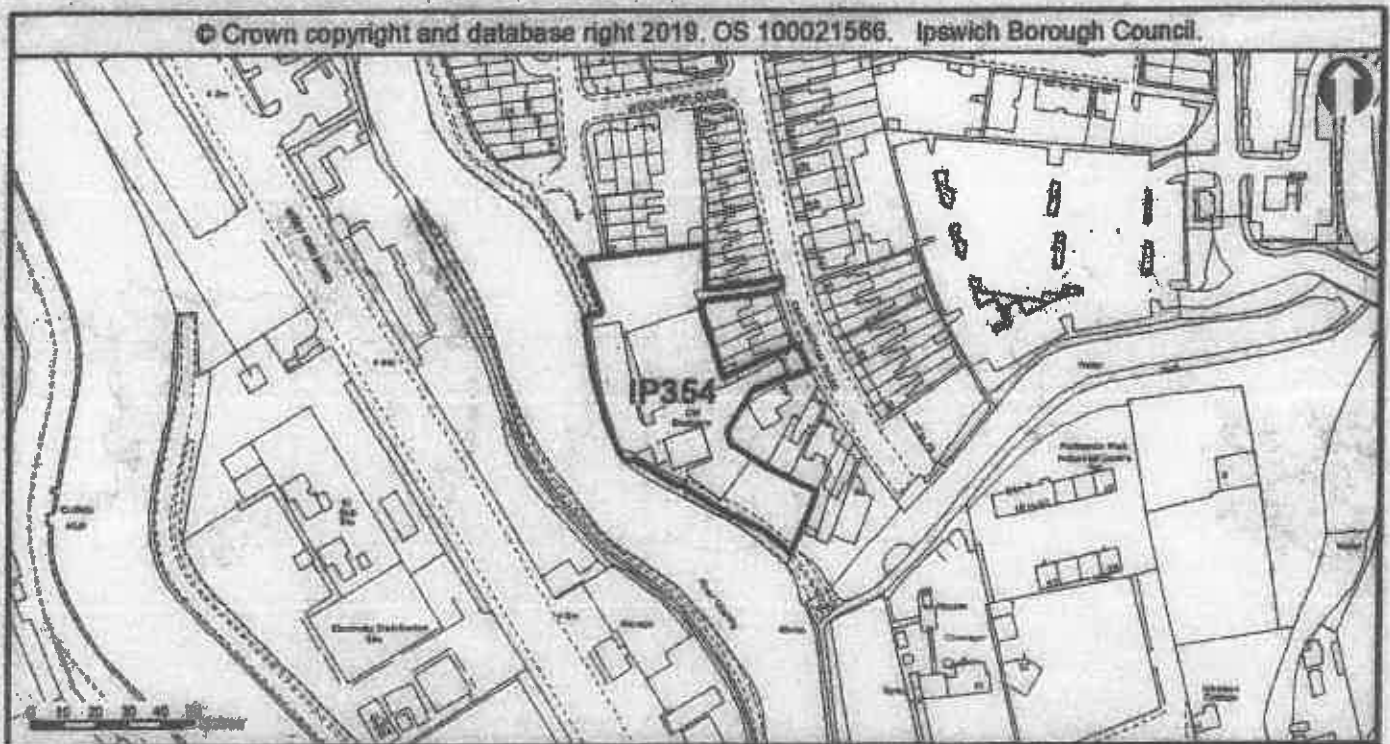
PLEASE NOTE THIS IS A PROPOSED LOCAL PLAN SITE ALLOCATION NOTICE AND NOT A NOTICE OF A PLANNING APPLICATION

Site ref: IP364 -- 72 (Old Boatyard) Cylingham Road

Site area: 0.34ha

Proposed use: Residential (34 dwellings)

Proposed Land Plan Site Allocation - Allocation Policy SP3



Members of the public can inspect the Part 2: Final Draft Site Allocations and Policies Development Plan Document online via the Council's website at www.ipswich.gov.uk and click on 'current consultations', or at the Central Library, Customer Services Centre or Grafton House (by appointment) during the public consultation period, which runs between Wednesday 16th January and Monday 2nd March 2020. All comments on the proposed allocations must be made in writing, and be received either electronically via the Ipswich Borough Council website, or by email/fax to the address below by 11.59pm on Monday 2nd March 2020.

DATE OF PUBLIC NOTICE 16th January 2020



IPSWICH
BOROUGH COUNCIL

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