

our ref

P/RD

your ref

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15-17 Russell Road
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www.ipswich.gov.uk

17th October 2025

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: BT PLC
SITE: Island Site Old Cattle Market
PROPOSAL: Installation of 1no. BT Street Hub and removal of associated existing BT payphone(s).
PINS REF: 6000870
START DATE: 13.10.2025

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Ipswich Borough Council to refuse planning permission.

Ipswich Borough Council has refused the above planning application on the grounds that:

Paragraph 135 of Section 12 (Achieving well-designed places) of the National Planning Policy Framework 2024 states that (a) planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy DM12 (Design and Character) of the Core Strategy and Policies DPD Review (2022) states the Council will require all new development to be well-designed and sustainable. DM12(h) further seeks to ensure good public realm design that enhances the streetscape and protects and reinforces a sense of place, through the appropriate use of public art, bespoke paving, street furniture and soft landscaping. Policy DM13(h) requires development within conservation areas to protect and enhance the special interest, character and appearance of the area and its setting, while DM13(i) seeks to require the position, mass, layout, appearance and materials of proposed development to pay regard to the character of adjoining buildings and the area as a whole. Policy DM34 states that proposals for the expansion of electronic communications networks will be supported, where they preserve the historic environment and do not harm the appearance of the street scene.

It is considered that the highly trafficked nature of the location and the surrounding conservation area context render the additional hub structure more likely to harm than protect or enhance the streetscape, therefore inconsistent with policy DM12. The Street Hub and the existing JCDecaux advertising hoarding would be situated barely 7m apart and nearly parallel; thereby it is considered that this will result in significant visual cluttering and adverse impacts to the conservation area setting, which is also located in a position in close proximity to historic buildings, inconsistent with aims and objectives of policies DM13 and DM34. As a consequence, the proposal is considered to be contrary to policies DM12, DM13 and DM34 of the Core Strategy and Policies DPD Review (2022), and the National Planning Policy Framework 2024.

The applicants have lodged an appeal with the Secretary of State against the Council's decision. The appellant's grounds of appeal are available to view on the council's website at <https://ppc.ipswich.gov.uk/searchselect.asp>, searching for planning ref: **25/00470**

The appeal is to be decided on the basis of the exchange of written statements together with a site visit by a Planning Inspector. Any representations received during the application process will be forwarded to the Planning Inspectorate, however if you wish to make additional comments then these need to be sent to The Planning Inspectorate where they will be copied to the appellants and taken into account by the Inspector appointed to decide the appeal. You should send **3 copies** of your letter direct to

**The Planning Inspectorate
Customer Support Team
Temple Quay House
2 The Square
Bristol
BS1 6PN**

or you can use the online service here <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> by **17th November 2025**. quoting the appeal reference number **6000870**. If representations are received after the deadline there is a risk they will not be seen by The Inspector and will be returned to you. The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. If representations are received after the deadline there is a risk that they will not be seen by the inspector and will be returned to you. Please note that further information regarding appeals is available from <https://www.gov.uk/appeal-planning-inspectorate>

Alternatively, The Planning Inspectorate have introduced an online appeals service that you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal - see <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> . The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Portal). Your comments may include your name, address, e-mail address or phone numbers. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information about someone else, please ensure that you have their permission. More detailed information about data protection matters and privacy matters is available on the Planning Portal.

The Council's written statement, together with supporting documents, is currently being prepared and it is hoped it will be completed by **17th November 2025**. The statement and related documents can be viewed via Planning Online, log onto www.ipswich.gov.uk and click on the Planning Online Icon or alternatively phone the contact at the top of this letter.

If you do not own the premises that you occupy, I shall be glad if you would notify the owner(s) of the contents of this letter in case they wish to make representation on this matter.

Yours faithfully



Richard Collins
Development Manager Team Leader