

## **Freedom of Information – Response – 26509**

*I am writing to make an open government request for all the information to which I am entitled under the Freedom of Information Act 2000.*

*Could you please provide any correspondence between Cllr Joanna Spicer and emails associated with the housing developer, Pigeon, over the last 12 months?*

The information held by Governance, Legal & Assurance relating to this request is attached. Where appropriate, any personal information has been redacted and is being withheld under s.40 of the Freedom of Information Act 2000.

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**From:** [REDACTED]@pigeon.co.uk>  
**Sent:** 21 October 2025 10:34  
**To:** [REDACTED]@pigeon.co.uk>; Joanna Spicer (SCC Councillor) <Joanna.Spicer@suffolk.gov.uk>  
**Cc:** [REDACTED] (West Suffolk) [REDACTED]  
**Subject:** RE: Land off Bardwell Road, Ixworth

Thanks [REDACTED] Hopefully Joanna and [REDACTED] will help us get this important project for us and the community over the line . We have spent several years of engagement with the local community and stakeholders and now believe we have a compliant and compelling scheme that is deliverable. ATB [REDACTED]



[REDACTED]@pigeon.co.uk | [www.pigeon.co.uk](http://www.pigeon.co.uk)  
Linden Square, 146 Kings Road, Bury St Edmunds, IP33 3DJ



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**From:** [REDACTED]@pigeon.co.uk>  
**Sent:** 20 October 2025 13:58  
**To:** [joanna.spicer@suffolk.gov.uk](mailto:joanna.spicer@suffolk.gov.uk)  
**Cc:** [REDACTED]@westsuffolk.gov.uk; [REDACTED]@pigeon.co.uk>  
**Subject:** Land off Bardwell Road, Ixworth

Dear Councillor Spicer,

I write on behalf of [REDACTED] at Pigeon, concerning our planning application for the land at Ixworth.

Over the last few weeks we have been working tirelessly to overcome concerns from statutory consultees which previously resulted in holding objections, including from the highway authority.

In addition to others, I'm now pleased to say we've received no objection (subject to normal conditions) from SCC Highways. Both our teams and theirs have reiterated that the transport studies (Transport Assessment and RSA) which accompany the planning application clearly demonstrate the proposed access onto Bardwell Road is safe. Through our discussions with the local planning authority, Suffolk County Highways, Persimmon and others, we have also negated the need for a coach park on site, another concern of yours.

We have actively and constructively engaged with Ixworth Parish Council, local community groups (e.g. Jiggins Memorial Hall and Playing Field Trust, Green Ixworth, Ixworth Neighbourhood Working Group) and local residents for over 8 years during the course of the making of the West Suffolk Local Plan and Ixworth Neighbourhood Plan, with many local recommendations included within the application, such as the off and on-site walking routes, Langridge dedicated as a walking/cycling corridor, speed reduction measures along the A1088 and a density of development in keeping with the established character of Ixworth.

Further to the most recent meeting and as requested by the Parish Council, the scheme was amended to remove the pedestrian crossing over the A1088.

Unfortunately, there has not been agreement between us and the Parish Council on the location of the vehicular access to the site, with the Parish Council requesting access be taken from the A1088. However, this matter has been tested thoroughly through the independent examination of the adopted West Suffolk Local Plan which includes a clear policy requirement for access to be provided from Bardwell Road. Moreover, the proposed access has been demonstrated to be safe.

Further to the above, we therefore wondered if you would consider writing to remove your objection to the planning application, in order to demonstrate that we have done what was required to remedy a local concern. Doing so would be a huge help to ensure the timely development of a major application in the West Suffolk Plan.

I'd be happy to discuss this over the phone.

Kind regards,  
[REDACTED]



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**From:** Joanna Spicer (SCC Councillor)  
**Sent:** 03 November 2025 12:16  
**To:** [REDACTED]  
**Cc:** [REDACTED] (West Suffolk) [REDACTED]@ixworthparishcouncil.gov.uk'; [REDACTED]  
**Subject:** RE: Land off Bardwell Road, Ixworth

Thank you

I have a preference for Monday 10<sup>th</sup> at 4.00 pm but could possibly do Tuesday 11<sup>th</sup> at 9.30 but only for an hour  
Joanna

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**From:** [REDACTED]@pigeon.co.uk>  
**Sent:** 03 November 2025 11:45  
**To:** Joanna Spicer (SCC Councillor) <Joanna.Spicer@suffolk.gov.uk>  
**Cc:** [REDACTED] (West Suffolk) [REDACTED]; [REDACTED] <clerk@ixworthparishcouncil.gov.uk>; [REDACTED]@ixworthparishcouncil.gov.uk; [REDACTED]@pigeon.co.uk>; [REDACTED]@pigeon.co.uk>  
**Subject:** Re: Land off Bardwell Road, Ixworth

Good morning Joanna,

I'm grateful for your email, as well as the continued correspondence that [REDACTED] has had directly with [REDACTED] in the last week or so - it is absolutely clear that we all want to reach consensus on these issues to the benefit of the residents of Ixworth. That's a good starting point at which to arrange a meeting.

Would any of the following times suit you, [REDACTED] and [REDACTED] to come to Linden Square for a 1-1.5hr meeting:

- Wednesday 5 November, 9am
- Monday 10 November, 4pm
- Tuesday 11 November, 9.30am
- Tuesday 11 November, 1pm

Most of those dates work around [REDACTED]'s diary which is the most challenging at the moment, but failing that if we need alternatives then [REDACTED] of Pigeon, can attend.

From my side, in addition to me and [REDACTED], members of our planning & technical teams will attend.

You may have seen in the press that, despite our absolute contention about the validity and robustness of the RSA carried out a few weeks ago, we've instructed another one - through an separate independent company - to give greater comfort to stakeholders on this important issue.

[REDACTED] please do also consider the dates above and let me know by reply what works for you.

Kind regards,

[REDACTED]



[REDACTED]@pigeon.co.uk | [www.pigeon.co.uk](http://www.pigeon.co.uk)

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**From:** Joanna Spicer (SCC Councillor) <Joanna.Spicer@suffolk.gov.uk>  
**Sent:** Friday, October 31, 2025 3:18 PM  
**To:** [REDACTED]@pigeon.co.uk>  
**Cc:** [REDACTED]@pigeon.co.uk>; [REDACTED] (West Suffolk) [REDACTED]@pigeon.co.uk>; [REDACTED]

[REDACTED]@pigeon.co.uk>; [REDACTED]@pigeon.co.uk>; [REDACTED]@pigeon.co.uk>; [REDACTED]  
<clerk@ixworthparishcouncil.gov.uk>

**Subject:** RE: Land off Bardwell Road, Ixworth

Dear [REDACTED]

My sincere apologies for not replying sooner after this email from you and your telephone call. In our call you told me that you were expecting the West Suffolk Development Control Committee to be considering your application next week. As this is not happening I am of course willing to meet as you suggest in your last paragraph.

I think you are all aware that both [REDACTED] and I want to see this site proceed and we have been waiting a very long time now ! I must assure you that the Ixworth Parish Council are also supportive of the site and at no stage have I ever had representations made to me about the proposals other than concerns about the access being off Bardwell Road. This is not just about the school buses but about the lack of information and any traffic detail for your proposed "mixed use / retail" included in your application. Whatever this develops in to – and especially if it is "retail" it will have a huge impact on Bardwell Road. I am also anticipating more of the site around Dairy Farm and the river coming forward one day.

"Outline" planning applications are quite challenging for communities to fully understand and comment on and I also have to accept that SCC officers can only comment on what is in front of them but community leaders, including the parish council, have a much wider perspective. So I have, with some reluctance, again put in an "objection" to West Suffolk Council and continue to urge my SCC officers to review their comments.

Best wishes

Joanna

**Joanna Spicer, MBE, DL**  
**County Councillor**

From: [REDACTED]@pigeon.co.uk>

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**From:** [REDACTED] <[REDACTED]@pigeon.co.uk>  
**Sent:** 21 October 2025 13:36  
**To:** Joanna Spicer (SCC Councillor) <Joanna.Spicer@suffolk.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@pigeon.co.uk> [REDACTED] (West Suffolk) [REDACTED] <[REDACTED]@pigeon.co.uk>; [REDACTED] <[REDACTED]@pigeon.co.uk>; [REDACTED] <[REDACTED]@pigeon.co.uk>  
**Subject:** Re: Land off Bardwell Road, Ixworth

Dear Councillor Spicer,

I'm ever so grateful for your email and clarity in your response. I hope you don't mind me sharing with you some further information that we'd prepared previously that you might find helpful.

### **Road Safety Audit & Transport Assessment**

The Road Safety Audit (RSA) was undertaken in August 2025 and was informed by a site visit undertaken by the Transport Consultants in June 2025. The situation with regards to buses parking on Bardwell Road was specifically highlighted to the RSA auditors, as without this being highlighted by Pigeon, the team would not have picked up on this. An RSA site visit is typically undertaken in the morning. As the buses parking on Bardwell Road only occurs for 15 minutes a day during school term time in the afternoon, the team would not have been aware of this occurrence without the evidence provided by the Transport Consultant. The audit was finalised using the evidence provided and under instruction from Pigeon for the buses to be assessed.

The RSA did not rely, owing to the June visit, on conditions during the summer school holidays when school buses were not in use, as the site visit from June 2025 was used to demonstrate how the buses park on Bardwell Road. This was explained to the Parish Council when we presented the RSA to them at our meeting held 17 September 2025.

The RSA assesses the safety of the proposed access with school busses parked along Bardwell Road, with the vehicular tracking demonstrating a 11.2m Refuse Collection Vehicle and Fire Tender Vehicle can safely enter/leave the site even with multiple buses parked directly opposite the proposed entrance. It has demonstrated the access is safe irrespective of timings related to when school buses are parked on Bardwell Road.

The transport studies (Transport Assessment and RSA) which accompany the planning application demonstrate the proposed access onto Bardwell Road is safe, and the culmination of these reports along with years of engagement with the County Council has resulted in their response to the application as "no objection - subject to conditions".

For the avoidance of doubt, Pigeon remains committed to access arrangements that puts public safety first. We have bent over backwards to show the Parish Council and local people that our proposals are the most appropriate and will deliver the right thing for the site and its location, including having made a number of changes to the scheme since submission. This also included - as you know - proposing coach parking on site which would have undoubtedly impacted our sales given it was right at "the shop front". We had no hesitation in exploring those solutions, despite the commercial implications of doing so, because that is the right thing to do.

### **Access via Bardwell Road**

The site is allocated in the West Suffolk Local Plan and is called "Land at Bardwell Road, Ixworth". The allocation policy requirement itself has always made reference to "A safe and suitable access for all users should be provided onto Bardwell Road", therefore setting the planning policy regulation through which we have to operate. This approach was intensely scrutinised through the plan making process from all sides. However, knowing the strength of feeling by a small number of individuals, including the Parish Chairman for a roundabout off the B1088, we have extensively and robustly explored options for access of the B1088 and in fact the Parish Council also instructed a consultant to do the same.

Those technical studies, robustly considered by the County Council, have resulted in demonstrating that an access of the B1088 is not viable. I assure you we have "done this one to death" to show stakeholders we've explored it.

### **Engagement**

Whilst not directly involved, I have oversight of the engagement that has taken place in respect of this project and have received comprehensive updates as we've gone through the process of submission in recent months. We have actively and constructively engaged with Ixworth Parish Council, local community groups (e.g. Jiggins Memorial Hall and Playing Field Trust, Green Ixworth, Ixworth Neighbourhood Working Group) and local residents for over 8 years during the course of the making of the West Suffolk Local Plan and Ixworth Neighbourhood Plan, with many local recommendations included within the

application, such as the off and on-site walking routes, Langridge dedicated as a walking/cycling corridor, speed reduction measures along the A1088 and a density of development in keeping with the established character of Ixworth.

What has become clear in the last few months is that, despite our numerous decisions to compromise and incorporate changes - and the swathes of technical information backing up the reasons on a few occasions where we couldn't make changes (like the access off the B1088) - there is unlikely to be a scenario where we have the backing of the Parish Council. For this we express deep regret, but from our side I am entirely comfortable we have exhausted all our efforts in that regard.

To conclude, I do hope you're able to see that we have absolutely recognised the concerns of stakeholders in submitting and revising our proposals. We place heavy significance on having ward and division member support, particularly from longstanding and well-respected members such as you and [REDACTED] - if there's a way to work this out then we'd like to try. I'd very much appreciate the opportunity to meet with as soon as practically possible to discuss this further.

Kind regards,

[REDACTED]



[REDACTED] [@pigeon.co.uk](mailto:[REDACTED]@pigeon.co.uk) | [www.pigeon.co.uk](http://www.pigeon.co.uk)

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**From:** Joanna Spicer (SCC Councillor) <[Joanna.Spicer@suffolk.gov.uk](mailto:Joanna.Spicer@suffolk.gov.uk)>

**Sent:** Tuesday, October 21, 2025 12:33 PM

**To:** [REDACTED] <[\[REDACTED\]@pigeon.co.uk](mailto:[REDACTED]@pigeon.co.uk)>

**Cc:** [REDACTED] <[\[REDACTED\]@pigeon.co.uk](mailto:[REDACTED]@pigeon.co.uk)>; [REDACTED] (West Suffolk) [REDACTED]

<[pc@ixworth.net](mailto:pc@ixworth.net)>; [REDACTED] <[\[REDACTED\]@ixworthparishcouncil.gov.uk](mailto:[REDACTED]@ixworthparishcouncil.gov.uk)>

**Subject:** Land off Bardwell Road, Ixworth

Dear [REDACTED]

Thank you for your email about The Langridge proposed development in Ixworth. I am aware that my "objection" to the proposal for parking school buses within the development needs now to be "modified". However I do still have concerns about school buses and road safety.

I was very surprised at the latest proposals that have been agreed between Pigeon and SCC highways. It is frustrating that it seems SCC officers are responding only as a highway authority and not recognising they are also the education authority for Suffolk! As such Suffolk County Council have the legal responsibility to get 253 pupils to Ixworth High School (IHS) every day (out of about

550 at the school). This is by 7 SCC funded buses and 2 minibuses and in addition a further 72 pupils who come on 2 more full size buses arranged and funded by IHS. These pupils need to be officially dropped at the school (and not as sometimes at present walking up Walsham Road). At drop off and pick up time waiting system is operated through the school.

The road safety audit was a sensible proposal but it looks flawed by having been conducted in the school holidays and without the participation of the SCC school transport team who fund the buses. IHS staff and head were not invited to attend. I have noted that the position was also looked at in June) Without such participation and agreements the current RSA lacks stakeholder confidence and I have asked SCC to arrange another one with proper participation.

A further concern now being raised with me is the proposal for a "bond" which could be used to introduce parking restrictions in that part of Bardwell Road if problems later emerge. This seemingly ignores the fact that buses will have to wait in that vicinity twice a day and the IHS Head (who I had an urgent meeting with on Friday) is bewildered how half his pupils are going to be safely delivered.

This all sounds very negative for which I am sorry. I fully support housing there (as I always have) and welcome the various improvements to rights of way and public access. When these proposals first emerged the understanding was that access would be off the A1088 (with a ghost island, traffic lights or roundabout) and I hope that can still be reconsidered as access of Bardwell Road is such a challenge and even more so if there is at a later date a small supermarket or even a new village hall?

Best wishes

Joanna Spicer, MBE, DL  
County Councillor

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**From:** [REDACTED] <[\[REDACTED\]@pigeon.co.uk](mailto:[REDACTED]@pigeon.co.uk)>  
**Sent:** 20 October 2025 13:58  
**To:** Joanna Spicer (SCC Councillor) <[Joanna.Spicer@suffolk.gov.uk](mailto:Joanna.Spicer@suffolk.gov.uk)>  
**Cc:** [REDACTED] (West Suffolk); [REDACTED] <[\[REDACTED\]@pigeon.co.uk](mailto:[REDACTED]@pigeon.co.uk)>  
**Subject:** Land off Bardwell Road, Ixworth

Dear Councillor Spicer,



I write on behalf of [REDACTED] at Pigeon, concerning our planning application for the land at Ixworth.

Over the last few weeks we have been working tirelessly to overcome concerns from statutory consultees which previously resulted in holding objections, including from the highway authority.

In addition to others, I'm now pleased to say we've received no objection (subject to normal conditions) from SCC Highways. Both our teams and theirs have reiterated that the transport studies (Transport Assessment and RSA) which accompany the planning application clearly demonstrate the proposed access onto Bardwell Road is safe. Through our discussions with the local planning authority, Suffolk County Highways, Persimmon and others, we have also negated the need for a coach park on site, another concern of yours.

We have actively and constructively engaged with Ixworth Parish Council, local community groups (e.g. Jiggins Memorial Hall and Playing Field Trust, Green Ixworth, Ixworth Neighbourhood Working Group) and local residents for over 8 years during the course of the making of the West Suffolk Local Plan and Ixworth Neighbourhood Plan, with many local recommendations included within the application, such as the off and on-site walking routes, Langridge dedicated as a walking/cycling corridor, speed reduction measures along the A1088 and a density of development in keeping with the established character of Ixworth.

Further to the most recent meeting and as requested by the Parish Council, the scheme was amended to remove the pedestrian crossing over the A1088.

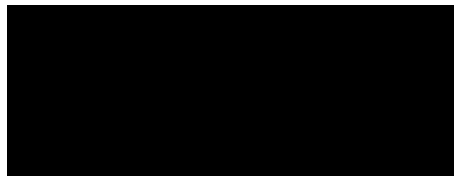
Unfortunately, there has not been agreement between us and the Parish Council on the location of the vehicular access to the site, with the Parish Council requesting access be taken from the A1088. However, this matter has been tested thoroughly through the independent examination of the adopted West Suffolk Local Plan which includes a clear policy requirement for access to be provided from Bardwell Road. Moreover, the proposed access has been demonstrated to be safe.

Further to the above, we therefore wondered if you would consider writing to remove your objection to the planning application, in order to demonstrate that we have done what was required to remedy a local concern. Doing so would be a huge help to ensure the timely development of a major application in the West Suffolk Plan.

I'd be happy to discuss this over the phone.

Kind regards,

[REDACTED]



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This privacy notice <https://www.suffolk.gov.uk/about/privacy-notice/councillors-privacy-notice/> tells you how I collect and use personal data.

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**From:** [REDACTED]  
**Sent:** 06 November 2024 21:33  
**To:** Joanna Spicer (SCC Councillor)  
**Cc:** [REDACTED]  
**Subject:** lxworth

Dear Cllr Spicer

I hope you are keeping well. As you are aware the West Suffolk Local Plan, which is currently subject to examination, includes a draft allocation at Land at Bardwell Road for a residential led scheme.

Pigeon is hosting a public exhibition on our proposed scheme between 2pm – 7pm Wednesday 20<sup>th</sup> November at the Village Hall and leaflets (attached) advertising this have been distributed to local residents. The Parish Council are aware of this.

For those residents unable to attend they will be able to obtain the same information available at the exhibition at [www.landatbardwellroad.co.uk](http://www.landatbardwellroad.co.uk) (from 20<sup>th</sup> November)

Please let me know if you would like a briefing of our proposals, and if so suggest dates/times convenient to you.

I look forward to hearing from you.

Regards

[REDACTED]



[REDACTED] [@pigeon.co.uk](mailto:[REDACTED]@pigeon.co.uk) | [www.pigeon.co.uk](http://www.pigeon.co.uk)

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## **PUBLIC EXHIBITION**

### **PROPOSAL FOR LAND OFF BARDWELL ROAD, IXWORTH**

Pigeon, together with the landowners, have prepared proposals for a high quality, landscape and design-led scheme for new homes (including custom/self-build and affordable housing) alongside the provision of public open space on land off Bardwell Road, Ixworth.



We would like to invite you to attend a Public Exhibition to view the proposals and meet the Project Team, who will be happy to discuss the plans and answer any questions you may have.

There will also be a website for you to view the draft proposal, details can be found below. This will be live from the day of the exhibition.

**The Public Exhibition will be held at:**  
Ixworth Village Hall, High Street, Ixworth, IP31 2HH

**Wednesday 20 November 2024**

**2pm - 7pm**

**Website (from 20 November): [www.landatbardwellroad.co.uk](http://www.landatbardwellroad.co.uk)**

If you are unable to attend the exhibition or access the website, comments can also be made to:

Claire Norris, Senior Communications Manager,  
Pigeon, 146 Kings Road, Bury St Edmunds,  
Suffolk, IP33 3DJ  
[info@pigeon.co.uk](mailto:info@pigeon.co.uk) Tel: 01284 766200