

Ipswich Borough Council Final Draft Local Plan Review

Statement of Common Ground between Ipswich Borough Council and Mr Khan (Landowner, Westerfield House)

Matters relating to Site Allocation IP280: Westerfield House, Humber Doucy Lane

29 September 2020



Planning Policy
Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
IP1 2DE

planningpolicy@ipswich.gov.uk

www.ipswich.gov.uk/localplan

Tel: 01473 432019

**Statement of Common Ground between
Ipswich Borough Council as Local Planning Authority
And Mr Khan (Land Owner, Westerfield House)**

29 September 2020

1. Purpose of Statement

- 1.1 This Statement of Common Ground (SoCG) has been produced to advise the Inspectors on the agreed position in relation to the delivery of land at site allocation reference IP280: Westerfield House, Humber Doucy Lane, IP4 3QC.
- 1.2 The Statement has been prepared jointly between Ipswich Borough Council and Mr Khan of Khan&Co and has been finalised following the submission of the Final Draft Ipswich Local Plan Review to the Planning Inspectorate on the 10th June 2020.
- 1.3 The objective of this Statement of Common Ground is to clarify for the Inspectors the deliverability of this five-year housing supply site based on NPPF and PPG definitions and guidance. It has been produced in response to question 12 of the Inspectors Initial Questions where it was requested that the Council agrees SoCG with site promoters and/or developers in relation to site delivery to support the accuracy of the Housing Trajectory.

2. Site

- 2.1 Westerfield House is a residential care home located towards the northern end of Humber Doucy Lane, Ipswich. The area to be developed is part of the existing grounds of Westerfield House Care Home. The land is enclosed on its eastern, southern and western boundaries by mature trees and hedgerows. The eastern and southern boundaries of the site back onto agricultural land. On the opposite side of Humber Doucy Lane is a narrow meadow beyond which are sports pitches. To the north of the site is Westerfield House Farm and the Tuddenham Road Business Centre.
- 2.2 The site is included within the five-year supply of deliverable sites as set out in the Ipswich Housing Trajectory at 1st April 2019. The site is anticipated to deliver 5 dwellings and 38 additional residential beds for care in the current year (2020/21) and a further 149 dwellings during years 3 to 5 (2023 to 2026).
- 2.3 Relevant Planning History

Ref	Proposals	Status
18/00526/OUT	Erection of care 'village' (Use Class C2) at residential care home, including up to 147 assisted living/extra care units and	Approved/conditions

	2 associated staff/director dwellings (access to be determined).	
17/00489/VC	Removal of Condition 9 of Planning Permission IP/14/01039/FUL (erection of single-storey detached accommodation to provide 7 assisted living residential units and two-storey extension to residential care home (with basement) to provide 38 additional bedrooms and associated ancillary accommodation) relating to BREEAM rating.	Approved/conditions
14/01039/FUL	Erection of single-storey detached accommodation to provide 7 assisted living residential units and two-storey extension to residential care home (with basement) to provide 38 additional bedrooms and associated ancillary accommodation.	Approved/conditions

- 2.4 The site benefits from full planning permission for 38 additional bedrooms and 7 assisted living residential units and outline consent for 147 assisted living units and 2 staff / director dwellings.
- 2.5 Following the grant of applications 14/01039/FUL and 17/00489/VC, work has commenced on the 7 assisted living units and two-storey extension to provide 38 additional bedrooms. Completion is anticipated in October 2021.
- 2.6 This statement of common ground relates to the outline planning permission granted on 23rd October 2019.

3. Agreed position

Availability of the land

- 3.1 The site is part of the existing grounds of Westerfield House Care Home, there are no legal or ownership concerns which mean the site cannot be delivered within the first five years of the Local Plan Period (2021 – 2026).

Finance

- 3.2 Khan&Co have indicated that the company has substantial on-site equity and other investments required to deliver the site within the first five years of the Local Plan Period (2021 – 2026). Preliminary discussions with banks and other investors have taken place and Khan&Co is confident of its financial position going forward. This statement takes account of the current economic climate. It should be noted that at this time, this statement has not been evidenced to the Borough and as such cannot be confirmed by

Ipswich Borough Council. However, the position is accepted in light of the other evidenced contained within the report.

Site assessment work

3.3 Khan&Co have undertaken a number of site assessment surveys including the following:

- Arboricultural Impact Assessment, February 2019
- Heritage Impact Assessment, November 2018
- Bat Survey, September 2018
- Reptile Survey, September 2018
- Design and Access Statement, June 2018
- Transport Assessment, May 2018
- Phase 1 Habitats Survey, April 2018

3.4 This indicates a commitment to progress delivery of the site within the first five years of the Local Plan Period (2021 – 2026).

Current planning status

3.5 Pre-application discussions on reserved matters relating to landscaping, layout and scale commenced in February 2020. Ipswich Borough Council planners are engaged on the work towards submission. The parties are continuing to work together to resolve outstanding matters of disagreement.

3.6 Whilst there is no Planning Performance Agreement in place, Khan&Co are continuing with the preparation of a reserved matters application with a view to progressing towards submission of a reserved matters application at the end of the first quarter of 2021.

Likely commencement dates and competition dates

3.7 In terms of overall delivery, Khan&Co are working on the assumption of securing reserved matters permission for the development in the second quarter 2021 and discharge of pre-commencement condition by the end of 2021, allowing work to start on the site in early 2022.

3.8 It is envisaged that there will be three potential building phases. Housebuilding would start in 2022/23, allowing 48 units to be built in 2023/24, 65 units in 2024/25 and 34 in 2025/26.

3.9 The current economic climate has not significantly affected delivery timescales. However with continuity effects of Covid 19 it is likely to cause some disruption if supplies of material, work force etc. and as a result may delay the project with some delivery time scales. These will be reviewed as the government continues to fight back the epidemic.

4. Summary

- 4.1 With regard to the 147 assisted living units and 2 staff / director dwellings. Both the Borough and Khan&Co are committed to continuing discussion to progress reserve matters. As such it is agreed that the delivery of the site can be achieved within the first five years of the Local Plan Period (2021 – 2026).

Signatures


Signed 

Name: Martyn Fulcher

Position: Head of Development

Date: 30.09.2020

Ipswich Borough Council

Signed 

Name Mr M.M. Khan

Position Director

Date 30.9.2020

Mr Khan, Khan & Co

Director of Westerfield House Ltd.