

Ipswich Borough Council Final Draft Local Plan Review

Statement of Common Ground between Ipswich Borough Council and Cheltenham Developments (Top Site) Limited

Matters relating to Site Allocation IP143: Former Norsk Hydro, Sandyhill Lane

October 2020



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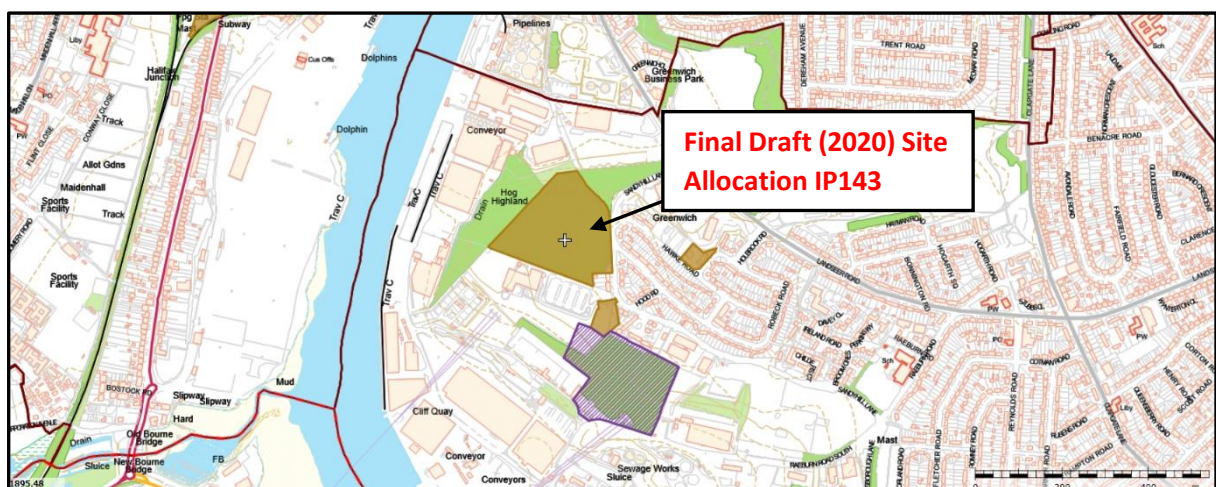
Purpose of Statement

1. This Statement of Common Ground (SoCG) has been produced to advise the Inspectors on the agreed position in relation to the delivery of site allocation IP143: Former Norsk Hydro, Sandyhill Lane. This SoCG has been prepared between Ipswich Borough Council (IBC) and Cheltenham Developments (Top Site) Ltd [site owner]. This SoCG has been published in response to question 12 of the Inspectors Initial Questions where it was requested that the Council agrees SoCGs with site promoters and/or developers in relation to site delivery to support the accuracy of the Housing Trajectory.

The Site

2. The site is 4.51ha in size and was previously used as a fertiliser plant which was demolished in the 1980s and subsequently cleared for redevelopment. The site is bounded to the north, west and south by industrial uses associated with the port. It is within the Health and Safety Executive's consultation distance of two major hazard sites; Associated British Ports and Origin UK Operations. To the east of the site there are residential properties.
3. Outline planning permission was granted on the site on 4 October 2019 for the erection of up to 85 dwellings with associated landscaping, open space and ancillary infrastructure and works (17/00769/OUT).
4. The site is not allocated under the adopted Local Plan Review (2017). The Final Draft Local Plan Review (2020) seeks to allocate the site for 85 dwellings as per the extant permission. Figure 1 below outlines the extent of the proposed site allocation:

Figure 1: Final Draft Local Plan Review (2020) Site Allocation IP143



Agreed Position

5. Following the granting of planning permission 17/00769/OUT in October 2019, the site owner has been in the process of undertaking further ground investigation feasibility work, with the intention of producing a remediation strategy to decontaminate the land. Following on from this, the owners intend to discharge the associated planning condition to provide greater certainty before marketing the site on the back of the outline planning permission. This remediation work will help improve the market attractiveness of the site to a potential developer to progress the delivery of the site for residential purposes.

6. The housing trajectory used to support the Final Draft Ipswich Local Plan Review (2020) anticipates development being split between years 3 (2023/24) and 4 (2024/25) of the emerging Local Plan Review. It is agreed based on the anticipated programme of remediation works and subsequent marketing and further development required that the estimated delivery dates are realistic and that development can be achieved within the first five years of the Local Plan period.

Signatures

Signed: 

Name: Martyn Fulcher

Position: Head of Development

Date: 5th October 2020

Ipswich Borough Council

Signed: 

Name: John Lawson

Position: (Managing Director, Lawson Planning Partnership).

Date: 5th October 2020

Planning Consultant to Cheltenham Developments (Top Site) Ltd [Landowner]

