

Ipswich Borough Council Local Plan Review

Housing Delivery Note

2 October 2020

Evidence on the deliverability of the five-year housing land supply



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Ipswich Borough Local Plan Review – Evidence on the deliverability of the five-year housing land supply

Introduction

1. The Council published a topic paper ‘Reviewing the Ipswich Housing Figure’ in June 2020 (CD reference D52). In it, the Ipswich housing trajectory and five year housing land supply calculation are updated to 1st April 2020.
2. In their letter of 17th August 2020, the Inspectors asked:

‘12. Does the Housing Trajectory accurately reflect the likely start dates, build out rates and completions for each of the allocated sites? If so what evidence is there to support their deliverability and developability within the timescales set out in the trajectory and has the Council agreed SsoCG with site promoters and/or developers in relation to the delivery of each site?’
3. The Council considers that the housing trajectory reflects the likely start dates, build out rates and completions for the allocated sites. This note responds to the Inspectors’ request for evidence of deliverability.
4. Reflecting the priority set out through the National Planning Policy Framework (NPPF) paragraph 67. a), the Council will focus primarily on the five year housing land supply from 1st April 2021 to 31st March 2026 in this note.

National definition of deliverable

5. In order to qualify as a specific site forming part of the five year supply, a site should meet the definition of deliverable as set out in the glossary of the NPPF 2019. This states that:

‘Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

 - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.’

6. The Planning Practice Guidance (PPG) provides more information on what constitutes robust and up to date evidence for a deliverable site (paragraph: 007 Reference ID: 68-007-20190722):
 - current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
 - firm progress with site assessment work; or
 - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
7. This assessment of deliverable sites in the Ipswich five year housing land supply draws on the Council’s own intelligence in respect of individual sites, including sites in its own ownership. This is supplemented by information gained through ongoing contact between planning officers, developers and landowners.

Evidence of deliverability

8. The schedule in Appendix 1 sets out the specific deliverable sites forming the five-year housing land supply for the Final Draft Local Plan. Columns indicate the application stage the site has reached where applicable, whether a developer is on board and what action is underway to overcome any identified constraints.
9. For sites of 50 dwellings or more within the five-year supply, the Council has sought a statement of common ground with the developer, where appropriate. Five statements of common ground are attached as Appendix 2 to this note, relating to the following sites:
 - IP182 Ipswich Garden Suburb phase N3a Red House neighbourhood – this is the larger of two land parcels east of Westerfield Road and it is controlled by Mersea Homes who are currently working towards an outline planning application;
 - Various sites under the control of the Council’s own housing development company, Handford Homes, including: IP005 Former Took’s Bakery; IP150a Ravenswood U, V, W and various smaller sites;

- Sites under the control of Ipswich Borough Assets, including IP279 the former British Telecom Office, Bibb Way;
 - Sites where the Borough Council is the landowner (so the Statement of Common Ground is between the Council as Local Planning Authority and Ipswich Borough Council as landowner) – for example, site IP150e Land South of Ravenswood; and
 - IP280 Westerfield House, Humber Doucy Lane, where there is an outline planning permission reference 18/00526/OUT for 147 assisted living flats and two associated staff dwellings for development by Khan&Co.
10. Two further statements of common ground have been agreed but are still in finalisation stages. One covers the delivery of site reference IP200 Griffin Wharf, Bath Street, which represents the final stage of a substantially completed development by Persimmon Homes, and the second covers IP143 The Former Norsk Hydro site at Sandyhill Lane. Both will be submitted when completed.
 11. Statements of common ground have not been included for the Henley Gate and Fonnereau neighbourhoods at Ipswich Garden Suburb (IGS), because these parcels of land are further advanced through the planning process than Red House. As outlined in the Council's letter of 18th September 2020, four reserved matters applications have been submitted for the Henley Gate neighbourhood, including reserved matters for residential parcels for phase 1 (IP/20/00250/REM). At Fonnereau, outline planning permission was granted on 31st January 2020 (IP/14/00638/OUTFL). The outline planning permissions across the Henley Gate and part of the Fonnereau Neighbourhood have granted a total of 1,915 homes with supporting infrastructure. Ensuring that the IGS is secured is extremely important, as it represents a significant proportion of the overall Local Plan housing delivery.
 12. The Council has a good record with Homes England. It has secured £9.8m of HIF funding from Homes England to assist with the delivery of strategic infrastructure at the Garden Suburb. The Council is in active discussion with Homes England about the delivery of key regeneration sites within the IP-One area. A letter from Homes England confirming the ongoing dialogue around site delivery is attached as Appendix 3.
 13. A number of the sites allocated for residential development through the Final Draft Local Plan Review 2020 belong to Ipswich Borough Council, as landowner. Some are being delivered through its development company, Handford Homes, where this involves appropriate housing development; others are being delivered by Ipswich Borough Assets, a further at arm's length company arm of the Council. The Council has a strong track record of delivering housing at various scales either in its own right or through the at arm's length companies. For example, 108 homes were completed at Bader Close in 2015-2016, and 17 on the site of the former gospel hall in Cauldwell

Hall Road in 2019-20. The Former Took's Bakery site IP005 is currently under construction and is due for completion by the end of 2020 by Handford Homes .

14. Clearly, sites that have been passed to Handford Homes which are included in their existing development agreement with the Council provide a degree of certainty. Progress against their delivery plan is regularly reported to Executive and is within the public domain. The statement of common ground included in Appendix 2 sets out the developer's plans for site delivery.
15. Ipswich Borough Assets also has land holdings within the five-year supply, notably at site IP279 Bibb Way.
16. Ipswich Borough Council is delivering IP150e at Ravenswood in its own right for example.
17. The housing trajectory is a snapshot of the delivery position at a point in time and inevitably the position with any site can change at any time. The Council is working continually to check and update delivery information and will continue to seek further statements of common ground in relation to additional sites forming the larger allocations in the Final Draft Local Plan. Based on current information, the Council is satisfied that should there be any shortfall from the identified deliverable supply, this can be addressed by reviewing sites in years 6-10 to pull forward sites from later in the plan period, reviewing the Strategic Housing and Economic Land Availability Assessment and reviewing the site building programme of Handford Homes, Ipswich Borough Assets and the Council's land as landowner.
18. The housing requirement and five-year supply calculations are not repeated in this note, as they are set out in the topic paper, Reviewing the Ipswich Housing Figure, June 2020 (CD reference D52). As set out in paragraph 17, we will continually review the information, to reflect for example receipt of any new planning applications such as Ravenswood UVW (site reference IP150a) which was received in September 2020 (IP/20/00781/FUL).

Conclusions

19. Many of the sites forming the five-year housing land supply for the Final Draft Local Plan Review 2020 already have planning permission and their detailed progress towards delivery is set out in Appendix 1.
20. For some of the larger sites of fifty dwellings or more forming part of the five-year housing land supply for the Final Draft Local Plan Review 2020, statements of common ground are set out in Appendix 2. These include statements of common ground with the Council's arm's length delivery company and property company, Handford Homes and Ipswich Borough Assets respectively, Ipswich Borough Council as Landowner - outside of holdings being developed by the at arm's length companies and with Mersea Homes in relation to the Red House neighbourhood at Ipswich Garden Suburb.

21. Securing the Statement of Common Ground with Mersea Homes, means that now virtually the entirety of the Ipswich Garden Suburb is covered by outline permission or Statement of Common Ground which is important as it is a key strategic allocation in the plan.
22. These two ownerships are relevant to delivery throughout the plan period, not only within the five-year supply, and represent a significant proportion of the Council's overall housing delivery. The outline planning permissions across the Henley Gate and part of the Fonnereau Neighbourhood on 31 January 2020, alone have granted a total of 1,915 homes with supporting infrastructure.
23. This note builds on evidence already presented in the Council's response dated 18th September 2020 to the Inspectors' initial questions to the Council dated 17th August 2020. In particular, the response of 18th September outlines the delivery position in relation to the Ipswich Garden Suburb neighbourhoods of Henley Gate and Fonnereau.

Appendix 1 Delivery status of sites forming the five year housing land supply

Site Address	Ref	Planning status	Planning application details	Conditions discharged	Reserved Matters approved	Site Capacity 2020-2026	Current year 2020-21	YR1 2021/22	YR2 2022/23	YR3 2023/24	YR4 2024/25	YR5 2025/26	Site in hands of a developer	Steps being taken to support delivery
Fomer Tooks Bakery	IP005	Detailed PP	16/00969/FP13			60	60						Yes - Handford Homes	No delivery constraints, site under construction, completion due end December 2020.
Hope Church	IP014	Draft allocation (emerging plan)				31						31	Yes - Handford Homes	Plans have been drawn up. IBC-owned site. The site is now in the delivery agreement between Handford Homes and the Council. See Handford Homes statement of common ground.
22 Stoke Street/ Burrell Rd	IP031b	Detailed PP	19/00369/FUL Dated 070820. S106 now signed re off-site works			31			31				Yes - Maybush Developments	Detailed planning permission issued 7 August 2020

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Land at Commercial Road	IP047	Outline PP (pending)	08/00953 19/00148/OUT pending decision. S106 negotiations ongoing.			173				35	65	73	Yes - Plutus (Ipswich) Ltd	HIF bid to address contamination. IBC in discussion with Homes England. IBC to consider AH provision.
6-10 Cox Lane & 36-46 Carr St	IP048c	Prior approval granted	18/00740/P 3JPA approved with conditions 121018. Conversion under prior approval 18/00740. (19/00292/F UL & 20/00011/N MMA - alterations/insertion of windows).			33	33						Yes – application from Stonecrest Homes Ltd	Development commenced

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30 Lower Brook St / Turret Lane	IP054a	Detailed PP	16/01037/F UL with conditions 02/03/2017	17/00295 /CON part approved part refused 25/05/2017. 20/00605 /CON (archaeology) pending		62					62		Site currently on the market.	Site constraints addressed and site currently on the market.
Elton Park	IP059	Outline PP (pending) and adopted allocation	16/01220/O UT approved 20/09/18 subject to S106			68					34	34	Yes - M & D Developments	S106 discussions ongoing with Development Management. Developer actively seeking funding partners to ensure site delivery. Developer has prepared Reserved Matters drawings.
Former School Site, Lavenham Road	IP061	Adopted allocation				12						12	SCC owned	Construction completed on part of the site providing accommodation for SCC customers. Once the new facility is established, and after considering whether additional accommodation might be required for SCC customers, SCC will be marketing the site. SCC anticipate the site

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														being available for the development of some housing units within the next two years.
JJ Wilson and land to rear at Cavendish Street	IP066	Part allocated (adopted Local Plan) and part draft allocation (emerging Local Plan – total capacity 55)				22						22	Currently multiple ownership	Council in discussion with one landowner and agents representing a large portion of the site.
Land at Upper Orwell St	IP074	Detailed PP	16/01179/ FUL dated 3 Feb 2017	19/00842 /CON approved 04/03/2020		9				9			Yes - Colwyn Developments Ltd	Application moving forward
County Hall	IP084a	Detailed PP (subject to S106)	18/01117/ FUL Approved subject to S106 for 40 flats			40					40		Yes - Harris and Wilton	Resolution to grant Jan 2020 and S106 negotiations ongoing.

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Car Park, Handford Rd East	IP096	Detailed PP (subject to S106)	19/00768/FUL approved April 2020 subject to S106			22				22			On the market with Savills and under offer. App was from HB Villages Developments Ltd	On the market and being moved forward
391 Bramford Rd	IP106	Detailed PP	18/00032/FUL approved 6/4/2018 & 19/00045/FUL approved 16/5/2019 & 19/00902/N MMA	19/00128/CON part approved, part refused 01/04/2019	19/00313/VC approved 24/05/2019	11		11						Under construction
Rear of Jupiter Rd & Reading Rd/The Drift Woodbridge Rd	IP109	Detailed PP (subject to S106)	12/00192/FUL approved March 2013 subject to S106			6					6			Discussions in 2019 about number of dwellings on the site.
Former St Clement's Hospital	IP116a	Detailed PP	16/00659/FUL			17	12	5					Bovis Homes	In progress
Former St Clement's Hospital grounds	IP116b	Detailed PP	16/00677/FUL			29	29	0					Bovis Homes	In progress

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Hawke Rd and Holbrook Rd	IP125	Draft allocation (emerging Local Plan)				20				20			Yes - Handford Homes	See Handford Homes statement of common ground.
45 Milton Street	IP131	Detailed PP	18/00552/F UL approved 16/08/2018			9				9				Site has detailed pp
112 Bramford Rd	IP135		11/00247/OUT now lapsed			19						19		Temporary pp for car wash renewed 2019 with condition to cease October 2021
Land at Duke Street	IP142	Detailed PP	17/00570/FUL approved 15/05/2019	19/00560/CON appr 05/08/19	19/00695/CON appr 16/09/19	19/00886/CON appr 26/11/19	19/01063/CON part approved part refused 20/01/20					44		Conditions being discharged
Former Norsk Hydro	IP143	Outline PP	17/00769/OUT approved 04/10/2019			85				40	45			Homes England sees this as a potential site for funding to address constraints to delivery.

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			and S106 signed											Owners are undertaking further ground investigation feasibility work, with a view to producing a remediation strategy to de-contaminate the land. Following this, the intention is to discharge the associated planning conditions to provide greater certainty before marketing the site.
Ravenswood U, V, W	IP150a part	Outline PP and allocated site	Part of 07/00765/O UT approved 15/11/2007 (areas S & T built)			99			19	28	28	24	Yes - Handford Homes	See statement of common ground. Planning application in for 96 dwellings IP/20/00781/FUL. Included in developer agreement with IBC.
Land south of Ravenswood	IP150e	Draft allocation (emerging Local Plan - 126 dwellings total)				42					15	27	Yes - IBC	Discussions ongoing with SCC Highways regarding access options and triggers at Ravenswood.
2 Park Road	IP161	Detailed PP	19/00065/F UL granted and S106 signed Sept 2019			14			14				Eyton Developments (Suffolk) Ltd	Site has full pp
Eastway Business Park	IP165	Detailed PP				8	8							Site almost complete

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23-25 Burrell Road	IP169	Detailed PP				4	4							Site almost complete
Websters Sale Yard, Dock St	IP188	Detailed PP	19/00173/F UL approved 01/10/2019			9						9	On the market with Exquisite Homes https://www.rightmove.co.uk/commercial-property-for-sale/property-72018306.html	Site has full pp and is on the market

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Griffin Wharf, Bath Street	IP200	Detailed PP (commenced)	17/00382/F UL approved 11/02/2019. A revised planning application was recently lodged with IBC to amend the approved scheme. The proposal comprises 35 x 3-bed, 3-storey dwellings	19/00634 /CON (part appr part ref 28/08/2019), 19/00688 /CON (part appr part ref 19/09/2019), 19/01050 /CON (part appr part ref 20/01/2020) & 20/00335 /CON (refused)		113				33	40	40	Yes - Persimmon Homes	Phase 1 underway; app in for alternative design of phase 2. Statement of common ground with Persimmon Homes in final stages.
Burton's, College Street	IP205	Detailed/Outline (hybrid) PP	19/00624/FP I3 approved 08/01/2020 subject to S106 (also 02/01241/F UL)			14					14		IBC	Part of mixed use scheme with leisure uses.

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Cranfields (Mill House), College Street	IP206	Detailed PP (commenced)	16/00092/V C approved (17/00438/V C & 18/00696/V C)	17/00380 /CON (appr 21/6/17) 18/01132 /CON (appr 15/12/19)		10	10							33 have been built; 10 remaining on top floors. Was commercial & flats, now reconfigured.
31-37 St Helens St	IP218	Prior approval granted	15/00422/P 3JPA			3						3		Commenced, one floor completed
Land adj 30 Gibbons Street	IP234	Detailed application pending decision	Originally 06/01176/F UL 6 flats - now 19/00062/F UL app pending for 3 houses			3				3				Discussions between agent and IBC re. progressing the application
12-12a Arcade St	IP245	Detailed PP	18/00899/F UL approved 6/9/2019			14			14					Site has full pp

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Artificial Hockey Pitch, Ipswich Sports Club	IP256	Detailed PP	16/00987/FUL dated 20 Sept 2018			28				28			Currently on the market with Savills https://www.rightmove.co.uk/commercial-property-for-sale/property-71591820.html	Ongoing discussions around off-site pitch improvements. Site has full pp.
9, Burlington Rd	IP268	Detailed PP	13/00625/FUL	13/01022/CON		2	2							Site almost complete
Old Norwich Road, rear of Maypole PH	IP274	Detailed PP (subject to S106)	16/00763/FUL (awaiting signing of S106)			11			11					Minor amendment to layout received April 2020 - agent moving towards final resolution of the outstanding S106 issues
Former BT, Bibb Way	IP279a	Detailed PP	18/00470/P3JPA			102		50	52				Yes - Ipswich Borough Assets	See IBA statement of common ground.

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Former BT, Bibb Way (north)	IP279b					18			18				Yes - Ipswich Borough Assets	See IBA statement of common ground.
Former BT, Bibb Way (south)	IP279c					29			29				Yes - Ipswich Borough Assets	See IBA statement of common ground.
Westerfield House Humber Doucy Lane	IP280	Detailed PP	14/01039/F UL & 17/00489/V C & 18/00526/O UT			154	7			48	65	34	Yes – Khan&Co	See statement of common ground.
25 Grimwade St	IP283	Detailed PP	17/00049/F UL & 18/01098/F UL	19/01060 /CON, 20/00565 /CON, 20/00596 /CON, 20/00667 /CON		14		14						Site progressing, conditions discharged

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Land rear 28-50 Freehold Rd	IP285	Detailed PP	19/00737/FUL	20/00147/CON		5		5					Stonecrest Homes Ltd	Development started - site cleared and conditions discharged
Prince of Wales Dr	IP307	Draft allocation (emerging plan)				18			18				Orwell Housing	Design and capacity discussions ongoing with Development Management.
Former Bridge Ward Social Club	IP309	Draft allocation (emerging plan)				15					15		Part IBC, part Austin Street Projects Ltd	Planning application on southern portion withdrawn 19/01143/FUL. Scope to overcome access constraint from west side.
Land rear 133 Valley Rd	IP333	Detailed PP	19/00325/FUL approved 31/05/19			7			7					Site has full pp and site is being cleared.
72 (Old Boatyard) Cullingham Road	IP354	Draft allocation (emerging plan)				24				24				On-going discussions with Development Management

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77-79 Cullingham Road	IP355	Draft allocation (emerging plan)				6				6			Universal Property Ltd.	On-going discussions with Development Management
Saxon House, 1 Cromwell Square	IP358	Detailed PP	18/00374/P 3JPA			34		34						Site has prior approval
2 Turret Lane	IP360	Prior approval granted	18/00496/P 3JPA	18/00880 /CON part app part refused 28/11/18		6	6							Site has prior approval
3-4 Lower Brook Mews	IP361	Prior approval granted	18/00549/P 3JPA			6		6						Site has prior approval
39 Princes Street	IP362	Prior approval granted and detailed pp for mansard extension	18/00675/P 3JPA (18/09/18), 19/00804/P 3JPA (29/10/19) & 19/00901/F			15		15						20/00592/IN (Building Regs application) received

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			UL (a/c 16/12/2019)											
34 Foundation Street	IP363	Prior approval granted and Detailed PP	18/00685/P3JPA & 19/00202/FUL	20/00578/CON a/c 4th Sep 2020		14	14							Flats complete and for sale Sept 2020.
28-32 Museum Street	IP364	Detailed PP	18/01063/FUL (appr 8/3/19) & 19/00911/V C (appr 5/12/19)	19/00923/CON approved 31/1/20		9	9						https://highbournehomes.co.uk/museum-street-apartments/	Building Regs application received 19/00305/IN
15-17 Princes Street	IP365	Prior approval granted	18/01070/P3JPA (a/c 23rd Jan 2019)			14		14						Site has prior approval
6 Lower Brook Street	IP366	Detailed PP	19/00028/FUL (a/c 5/4/19)			8		8						Site has full pp
The Masons PH	IP371	Detailed PP	18/00160/FUL (a/c 1/5/18)	19/00747/CON (appr 11/9/19)		8		8						Under construction
Aaron House Finchley Rd	IP383	Detailed PP	19/00969/FUL (a/c 17/12/19) 20/00255/V C (withdrawn June 2020)			5			5					Site has full pp

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28-50 Grimwade Street	IP386	Detailed PP	19/01118/F UL (a/c 3/7/2020) Approved subject to S106 agreement reduced from 16 as 3 flats still in use			13		13					Yes - Handford Homes	Contract awarded, due to commence in the autumn
Emmanuel Close	IP387	Detailed PP	19/01119/F UL (a/c 3/4/2020)			6		6					Yes - Handford Homes	See Handford Homes statement of common ground. Has executive approval for development.
Sheldrake Drive	IP388	Detailed PP	19/01122/F UL (a/c 3/4/2020)			8		8					Yes - Handford Homes	See Handford Homes statement of common ground. Has executive approval for development.
Mallard Way	IP389	Detailed PP	19/01129/F UL			6		6					Yes - Handford Homes	See Handford Homes statement of common ground. Has executive approval for development.
Highview Hotel Belstead Rd	IP392	Detailed PP	19/00159/F UL			8		8						Site has full pp
IGS Phase N1a CBRE	IP181	Outline pp granted 31 Jan 2020	14/00638/O UT			210				42	84	84	CBRE	Delivery Body established and HIF funding in place.

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IGS Phase N2a Crest	IP180	Outline pp granted 31 Jan 2020	16/00608/O UT		Apps received: IP/20/00245/REM IP/20/00250/REM IP/20/00306/REM IP/20/00417/REM	343			24	90	115	114	Yes - Crest	Delivery Body established and HIF funding in place
IGS Phase N3a Red House	IP182					126					42	84	Yes - Mersea Homes	HIF funding in place. See Statement of Common Ground with Mersea Homes
Various sites fewer than 5 dwellings						126	25	42	41	18				Sites with pp
Windfall						150				50	50	50		N/A
TOTALS						2684	219	253	283	505	720	704		

Appendix 2 Ipswich Borough Council and Mersea Homes Statements of Common Ground

Ipswich Borough Council Final Draft Local Plan Review

Statement of Common Ground between Ipswich Borough Council and Mersea Homes

Matters relating to Red House neighbourhood (east of Westerfield Road) of the Ipswich Garden Suburb Strategic Allocation outlined in Policy CS10 of the emerging Ipswich Local Plan

29 September 2020



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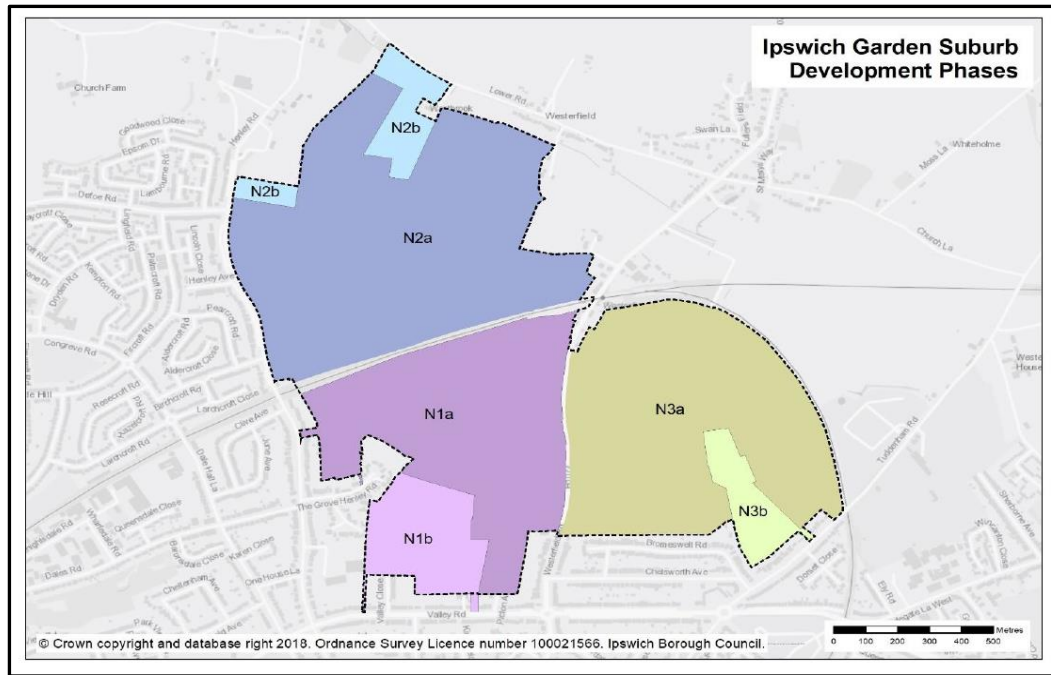
Tel: 01473 432019

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 the Red House Neighbourhood, forming one of the three neighbourhoods being created through the Ipswich Garden Suburb Strategic Allocation in CS10 of the emerging Ipswich Local Plan. This SoCG has been prepared between Ipswich Borough Council (IBC) and Mersea Homes. This SoCG has been published in response to question 12 of the Inspectors Initial Questions where it was requested that the Council agrees SoCG's with site promoters and/or developers in relation to site delivery to support the accuracy of the Housing Trajectory.

The Site Context

2. Land on the northern edge of the urban area of Ipswich Borough is known as the Northern Fringe. Policy CS10 allows for the development of part of the Northern Fringe following garden suburb principles and represents a major urban extension to the town. This is known as the Ipswich Garden Suburb (IGS) and, is allocated as a strategic proposal to be planned through the Core Strategy.
3. The site of the IGS is a key component of the supply of housing land in Ipswich during the plan period. The IGS consists of 195ha of land which will be developed comprehensively as a garden suburb of three neighbourhoods:
 - Henley Gate neighbourhood (east of Henley Road and north of the railway line);
 - Fonnereau neighbourhood (west of Westerfield Road and south of the railway line); and
 - The Red House neighbourhood (east of Westerfield Road).
4. The Red House Farm neighbourhood is controlled by two parties, with the largest area (shown as N3a on the plan overleaf) being under the control of Mersea Homes Ltd, and the smaller parcel (N3b) being under the control of the Novosad family.
5. This current Statement of Common ground relates to the larger parcel, N3a.



6. Four Reserved Matters applications have been submitted in relation to the Henley Gate Neighbourhood. These relate to the first phase of housing and core infrastructure (two applications) and the first phase of the country park. These are currently under consideration and it is expected to be determined later this year. Outline Planning Permission for the Henley Gate Neighbourhood of 1,100 homes was granted on 31st January 2020 (outline planning permission with access considered but all other matters reserved).

7. Outline Planning Permission was also granted for the majority of the Fonnereau neighbourhood on 31st January 2020 (with all matters reserved) for 815 dwellings alongside, a new Primary School, a District Centre comprising a mix of retail and office space, green spaces and a new Community Centre. This application was resolved to grant outline planning permission by Planning and Development Committee on the 4th April 2018 and a Section 106 Legal Agreement was dated on 30th January 2020. The remaining part of Fonnereau Neighbourhood is the Ipswich School playing fields.

8. The outline planning permissions across the Henley Gate and part of the Fonnereau Neighbourhood have granted a total of 1,915 homes with supporting infrastructure.



Figure 1 – showing the proposed form of the IGS split across the three neighbourhoods.

9. The Marginal Viability - Housing Infrastructure Fund was announced in July 2017. Ipswich Borough Council submitted a bid for funding towards three pieces of strategic infrastructure associated with the Ipswich Garden Suburb; the Country Park and the two Bridges over the railway line (one pedestrian/cyclist and one for vehicles). The Council was successful in its bid for £9,868,351 and has secured the funding with Homes England.
10. A Delivery Board, as detailed in the Ipswich Garden Suburb- SPD, has been established to monitor, co-ordinate and assist where appropriate in the delivery of this strategic site. The first meeting was held on 17th June 2020 as a virtual meeting and determined the Terms of Reference and this Board meets regularly. The Terms of Reference are included in the Appendix to this SoCG.

Red House Neighbourhood

11. The Red House Neighbourhood is located south of the railway line and to the east of Westerfield Road. It is expected to provide further housing, a new Secondary School, Primary School and Local Centre. The Red House Neighbourhood proposes up to 1,100 dwellings on a site area of 53.2 hectares.
12. In 2018 Mersea Homes submitted an EIA Screening Request whereby it was concluded that an EIA for the site was required. The proposed development as set out in the Screening Request was for outline planning permission for up to 1,100 dwellings, a secondary school including sixth form, a primary school with early years provision, a local centre, formal and informal open space and associated infrastructure.

13. In October 2019 a request for a Scoping Opinion was submitted to the Council for the same parcel of land and for the same form of development. Ipswich Borough Council's ('IBC') issued its Scoping Opinion in November 2019.
14. Pre-application discussions between Mersea Homes and Ipswich Borough Council commenced in December 2019. In February 2020, revised proposals were issued to IBC on behalf of Mersea Homes, but at that time, agreement was not reached between the parties as to the scope and extent of further pre-application work required, or the associated PPA fees. Further correspondence in April 2020 between the parties went some way towards identifying the scope of pre-application advice being sought by Mersea Homes but the impact of COVID 19 at that time led to a temporary cessation of activity.
15. Whilst there is no PPA in place, Mersea Homes are continuing with the preparation of an Outline Planning Application with a view to submission towards the end of the 1st Quarter of 2021. Currently, Ipswich Borough planners are not formally engaged on the work towards submission.
16. Mersea Homes would wish to undertake additional pre-application consultation on matters relating to affordable housing and viability over the Autumn which is a reduction from the originally discussed scope for the pre-application discussion. Mersea Homes has made objection to the final draft Local Plan regarding the level of affordable housing expected in Policy CS10.
17. Mersea Homes has undertaken separate pre-application consultation with the Highway Authority Mersea Homes has also undertaken separate pre-application consultation with Suffolk County Council as the Lead local Flood Authority. on the Flood Risk Assessment that will be submitted with the Outline Planning Application.

Agreed Position

18. Mersea Homes has signed up to and attend the Delivery Board and are a party to the adopted Terms of Reference (see Appendix 1). This shows a commitment to seeing through the delivery of the site.
19. Mersea Homes are progressing towards the submission of an outline planning application at the end of the 1st Quarter of 2021, following public consultation on the draft Site Masterplan in the Winter of 2020.
20. In terms of the overall delivery planning Mersea Homes are working on the assumption of securing Reserved Matters permission for a first phase of development in 2022 and discharge of pre-start conditions by mid-2022, allowing a start on site in late 2022/early

2023. Housebuilding would start in mid-2023, allowing 42 units to be built in 2023/24, and thereafter 84 units per annum from 2024/25.

Areas of Disagreement

21. Key areas of disagreement between the parties, are reflected in Mersea Homes' representations to the Local Plan, include the following:
 - The Policies Map – Mersea Homes considers The Policies Map specifies areas within the IGS for specific uses. However, they consider in their objection that this approach is inappropriate both because it effectively seeks to put statutory weight to the Framework Plan contained in the IGS SPD, it introduces contradiction in terms of the wording of the SPD and the wording of the Policy, and moreover as Master planning has progressed on the various neighbourhoods it has become apparent that some of the specific use allocations are not necessarily in the optimum positions (as evidence by the fact that the consents for Henley Gate and Fonnereau both differ from the SPD/Policies Map). Mersea Homes maintains that the approach taken by IBC is unjustified and is harmful to constructive Masterplan for the remaining land parcels:
 - The relationship between CS10 and the IGS SPD – Mersea Homes have drawn attention in their duly made objections to tensions between the manner in which Policy CS10 seeks to apply the IGS SPD and the manner in which the SPD says it should be applied. As per the representations by Mersea Homes, this issue potentially impacts negatively on constructive Master planning for the remaining parcels; and
 - Affordable Housing and Viability - Mersea Homes considers the evidence to date shows that the infrastructure costs for delivering development in the IGS preclude the full policy level of affordable housing, with the Henley Gate and Fonnereau neighbourhoods having been approved with affordable housing provisions of 5% and 4%, rather than the maximum of 35%. Since the policy provides that no site should deliver more than 35%, the representation by Mersea Homes explains that it is now essentially impossible to achieve 31% overall, and hence that target is meaningless. Furthermore, the viability assessment work by Aspinall Verdi does not reflect the agreed viability positions for the previously approved neighbourhoods and grossly underestimates the actual infrastructure costs. In order to produce an effective policy target for affordable housing, the viability appraisal requires revision.
22. Mersea Homes have raised additional objections in respect of certain other specific Development Management policies, as set out in their duly made representations.
23. Ipswich Borough Council will continue to work with Mersea Homes to try to resolve these outstanding matters of disagreement.

Areas not yet substantiated

24. Ipswich Borough Council is pleased to see that the site is progressing to submission of an outline planning application. However, at this time, this progress has not been evidenced to the Borough and as such, IBC cannot yet confirm that this work and pre-application discussions with the county council are at the position stated. However, it is accepted that this position is likely to change over time. For these reasons, the following elements are contained in this section.
25. In terms of site preparation work, Mersea Homes has undertaken a number of site surveys to inform any forthcoming planning application, these include:
- Archaeological Investigation – the site has already been the subject of pre-application site investigation, following pre-application consultation with Suffolk County Council. 490 trial trenches have been investigated and the findings made available to SCC. Only limited further investigation prior to commencement of development is now envisaged;
 - Arboriculture – a full tree survey for the site has been completed, so that the site Masterplan can respond to key important specimens and groups;
 - Agricultural Land Survey – completed;
 - Ecology – Site-wide Preliminary Ecological Assessment completed, and all protected species surveys are now completed or in the final stages of completion;
 - Flood Risk Assessment – prepared and in the final stages of agreement with the LLFA;
 - Geo-Environmental Report – completed and no significant construction or remediation issues identified;
 - Landscape and Visual Impact Assessment – all field work completed, and findings used to inform the Site Masterplan;
 - Noise and vibration – all site surveys completed, and findings have been used to inform the Site Masterplan;
 - Transport Assessment – Scoping with Highway Authority completed, and all survey and technical work completed. This illustrates the financial investment that Mersea Homes has already made in bringing a planning application forward.

In addition consultant reports regarding the additional matters needed for processing of applications within the IGS (including Air Quality, Heritage, Health Impact, Construction Management, Infrastructure Delivery Plan, Sustainable Design etc) have either been instructed and are awaiting the final Site Masterplan or will be instructed and completed prior to the application being submitted. The EIA has been commenced and is similarly awaiting the final Site Masterplan before completion.

Signatures


Signed: 

Name: Martyn Fulcher

Position: Head of Development

Date: 29.09.2020

Ipswich Borough Council

Signed: 

Name: Stuart Cock

Position: MD

Date: 29.2.20

Mersea Homes

Appendix 1 – Terms of Reference for the IGS Delivery Board

TERMS OF REFERENCE FOR DELIVERY BOARD

Project: Ipswich Garden Suburb (IGS)

1. Purpose and Role of the Delivery Board:

1.1 In accordance with the Ipswich Garden Suburb Supplementary Planning Document (IGS SPD) adopted 22nd March 2017, a Delivery Board is to be formed to oversee the delivery phases of the Ipswich Garden Suburb (IGS).

1.2 The purpose and role of the Delivery Board will be:

- To assist and facilitate a co-ordinated approach to the delivery of strategic infrastructure, and to identify any issues that would impede the delivery of such infrastructure which is required to be delivered by specified triggers;
- To assist and facilitate the delivery of a high-quality form of development in this garden suburb in accordance with the guidance set out in the IGS SPD;
- To assist and facilitate, where appropriate, securing of external funding to help deliver IGS;
- To assist and facilitate agreement and the delivery of long-term management and governance arrangements for the phases of IGS;
- To monitor progress of the delivery of the IGS and inform the Authority Monitoring Report (as detailed in Paragraph 7.32 of the IGS SPD);
- To receive updates from Members of the Delivery Board on progress of the phases of IGS and any engagement with other landowners and those with third party interests;
- To identify and discuss possible solutions to issues which arise that may stall the delivery and progress of the high quality development of IGS.

2. Membership of the Delivery Board:

2.1 The Delivery Board would include key stakeholders who have an interest or knowledge in aspects of the delivery of the IGS

2.2 The core membership would include:

- Chair – IBC Chief Executive;
- Deputy Chair – IBC Head of Development;
- Developers (Master Developers) - S106 includes obligations for involvement;
- IGS Landowners;
- IBC – appropriate Officers to include those from Special Projects, Housing, Economic Development, Parks and Legal Teams; and
- SCC – appropriate Officers to include those from Planning, Education, Libraries, Highways and Flood and Water Management.

2.3 Members will be encouraged to nominate suitable deputies and suggest relevant guests to attend appropriate for the agenda items being discussed. Based on these recommendations and nominations, IBC will invite attendees for each meeting. Depending on the agenda, additional representation may be sought from a range of organisations, including: -

- Councillors (IBC and SCC)
- Home England

Network Rail

- IBC Technical Consultants (e.g. Ecologist)
- Utility Companies
- Suffolk Constabulary
- NHS
- East Suffolk Council
- Natural England
- Chamber of Commerce
- Local Enterprise Partnership

2.4 Membership will be reviewed and refreshed annually.

3. Terms of Reference:

3.1 IBC will establish the delivery board within three months of the first permission (including outline) being granted on any part of the IGS.

3.2 The Delivery Board will meet on a quarterly basis in an appropriate location for Members, with additional meetings convened as required.

3.3 Members of the Delivery Board will provide relevant information relating to their areas of interest and as may be reasonably requested by the Delivery Board.

3.4 Members of the Delivery Board will respect the views of other Members.

3.5 Where such items are highlighted as confidential, Members of the Delivery Board will respect the sensitive and confidential nature of the issues raised and discussed by the Delivery Board.

3.6 The content of meetings shall be topic-based matters derived from objectives of the IGS SPD such as:

- Housing delivery and site updates;
- Public realm, Open Space and Country Park (including Visitor Centre);
- Community development and services;
- District and Local Centres;
- Highways;
- Rail;
- Education;
- Infrastructure including bridges, health provision, police facilities, library etc.;
- Housing Infrastructure Fund and other external funding; and
- Conditions and S106 Obligations including Monitoring.

3.7 Project teams or task groups will be arranged by the Delivery Board to work on individual project plans for certain issues and topics where considered necessary.

3.8 Agenda and supporting papers for each meeting will be circulated at least 5 working days prior to the meeting by IBC.

3.9 Minutes of meetings covering the main points discussed and actions will be circulated to Members, subject to commercial sensitivity, by IBC.

3.10 Members will agree a rolling forward work programme.

3.11 A review of the operation of the Delivery Board will take place after first year.

4. Decisions

4.1 The Delivery Board is to support the coordinated delivery of the IGS and assist with project management. The remit of the Delivery Board is not to make decisions regarding the delivery and implementation of IGS but to identify, discuss and work on any issues and their potential solutions. As such there will be no voting arrangements required to be put in place for the Delivery Board membership.

4.2 Commitments to participation in the Delivery Board for Developers, Landowners and IBC are drafted into the relevant S106 Obligations.

5. Financial

5.1 The Delivery Board will not have any direct financial responsibilities.

Appendix 3 – Ipswich Borough Council and Khan&Co Statement of Common Ground

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



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**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

Position

Date

Ipswich Borough Council

Signed 

Name Mr M. M. Khan

Position Director

Date 30.9.2020

Mr Khan, Khan & Co

Director of Westerfield House Ltd.

Appendix 4 – Ipswich Borough Council as Local Planning Authority and Ipswich Borough Council as Landowner Statement of Common Ground

Ipswich Borough Council Final Draft Local Plan Review

Statement of Common Ground between Ipswich Borough Council as Local Planning Authority and Ipswich Borough Council as Landowner

Matters relating to Site Allocations under the control of Ipswich Borough Council as Landowner

2 October 2020



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**Statement of Common Ground between
Ipswich Borough Council as Local Planning Authority
and Ipswich Borough Council as Landowner
2 October 2020**

Purpose of Statement

5. This Statement of Common Ground has been produced to advise the Inspectors on the agreed position in relation to the delivery of sites on land owned by Ipswich Borough Council and Ipswich Borough Council, as local planning authority. This Statement has been prepared jointly between Ipswich Borough Council as the Local Planning Authority and Ipswich Borough Council as a landowner. It has been finalised following the submission of the Final Draft Ipswich Local Plan Review.
6. The objective of this Statement of Common Ground is to clarify the deliverability of the five-year housing supply sites based on NPPF and PPG definitions and guidance and to clarify the position on other Council owned sites throughout the plan period to 2036.

Sites

- 3 The following sites being developed by Ipswich Borough Council as identified in the 5-year land supply are:
 - Land south of Ravenswood – IP150e – (first 42 units in Year 4);
 - Ravenswood IP150d; and
 - Burton’s, College St – IP205.
- 4 The following sites being developed by Ipswich Borough Council as identified in the 6-10 year housing land supply are:
 - Remainder of Land south of Ravenwood allocation 150e;
 - Car Park, West End Road – IP015;
 - Civic Centre area, Civic Drive- IP040;
 - Former Police Station, Civic Drive – IP041; and
 - Upper Orwell Street and CO-OP – IP048a.

The housing trajectory relevant to these sites is shared as Appendix 1 to this Statement of Common Ground.

Agreed position

Appendix 1 to this statement includes the current position with regard to these sites. All the named sites are within the control of Ipswich Borough Council. This Appendix includes the current planning status of the sites (in year 1-5 and 6-10).

Signatures


Signed: 

Name: Martyn Fulcher MRTPI

Position: Head of Development

Date: 02.10.20

Ipswich Borough Council as Local Planning Authority

Signed: 

Name: Stuart McDonald MRICS

Position: Operations Manager - Property Services

Date: 01.10.20

Ipswich Borough Council as Landowner

Appendix 1 – Ipswich Borough Council Pipeline Trajectory

Site	Ref	Planni ng status	Conditio ns discharg ed?	Reserve d Matters approv ed?	Site Capaci ty	Curre nt year 2020- 21	YR1 2021/ 22	YR2 2022/ 23	YR3 2023/ 24	YR4 2024/ 25	YR5 2025/ 26	YRS 6- 10 202 6- 31	F Flat- led; H housi ng led	Tenu re split	Not es	Site in hands of a develop er?	Constrai nts or barriers to delivery	Steps being taken to address barriers or constrai nts
Car Park, West End Road	IP015				67							67						
Civic Centre area, Civic Drive	IP040				59							59						
Former Police Station	IP041				58							58						
Upper Orwell Street and Co- Op	IP048a				16							16						
Ravensw ood two	IP150d				34					34								
Ravensw ood three	IP150e				126					42	42	42						
Burtons Waterfro nt	IP205				9				9									
Total					369	0	0	0	9	76	42	242						

Appendix 5 – Ipswich Borough Council and Ipswich Borough Assets Ltd Statement of Common Ground

Ipswich Borough Council Final Draft Local Plan Review

Statement of Common Ground between Ipswich Borough Council and Ipswich Borough Assets Ltd

Matters relating to Site Allocations under the control of Ipswich Borough Assets

2 October 2020



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**Statement of Common Ground between
Ipswich Borough Council as Local Planning Authority
and Ipswich Borough Assets Ltd
2 October 2020**

Purpose of Statement

1. This Statement of Common Ground has been produced to advise the Inspectors on the agreed position in relation to the delivery of sites on land owned and being developed by Ipswich Borough Assets Limited. This Statement has been prepared jointly between Ipswich Borough Council and Ipswich Borough Assets and has been finalised following the submission of the Final Draft Ipswich Local Plan Review.
2. The objective of this Statement of Common Ground is to clarify the deliverability of the five-year housing supply sites based on NPPF and PPG definitions and guidance and to clarify the position on other Council owned sites throughout the plan period to 2036.

Sites

The following sites are owned and being developed by Ipswich Borough Assets and are in the 5-year land supply:

- Former BT site, Bibb Way – IP279a
- Former BT site, Bibb Way (north and south) – IP279b and IP279c- phase 2 and 3

The housing trajectory relevant to these sites is shared as Appendix 1 to this Statement of Common Ground.

Agreed position

Appendix 1 to this statement, includes the current position with regard to these sites. All the named sites are within the control of Ipswich Borough Assets. This Appendix includes the current planning status of the sites (in year 1-5).

Signatures

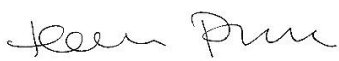
Signed: 

Name: Martyn Fulcher MRTPI

Position: Head of Development

Date: 02.10.20

Ipswich Borough Council

Signed: 

Name: Helen Pluck

Position: Managing Director

Date: 02.10.20

Ipswich Borough Assets

Appendix 1 – Ipswich Borough Assets Pipeline Trajectory

Site	Ref	Planning status	Conditions discharged?	Reserved Matters approved?	Site Capacity	Current year 2020-21	YR1 2021/22	YR2 2022/23	YR3 2023/24	YR4 2024/25	YR5 2025/26	YRS 6-10 2026-31	F Flat-led; H housing led	Tenure split	Notes	Site in hands of a developer?	Constraints or barriers to delivery	Steps being taken to address barriers or constraints
Former BT site, Bibb Way (Phase 1)	IP27 9a	18/00470/P3JPA		N/A	78			78							Detailed design	Yes	none	N/A
North and south of former BT site, Bibb Way (Phases 2 and 3)	IP27 9b	LPA discussions			71				35	36					Feasibility/detailed design	Yes		
Total					149	0	0	78	35	36	0	0						

Appendix 6 – Ipswich Borough Council and Handford Homes Statement of Common Ground

Ipswich Borough Council Final Draft Local Plan Review

Statement of Common Ground between Ipswich Borough Council and Handford Homes Ltd

Matters relating to Site Allocations under the control of Handford Homes Ltd

2 October 2020



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**Statement of Common Ground between
Ipswich Borough Council as Local Planning Authority
and Handford Homes Ltd
2 October 2020**

Purpose of Statement

7. This Statement of Common Ground has been produced to advise the Inspectors on the agreed position in relation to the delivery of sites on land owned by the Council and being delivered through Handford Homes. This Statement has been prepared jointly between Ipswich Borough Council and Handford Homes and has been finalised following the submission of the Final Draft Ipswich Local Plan Review.
8. The objective of this Statement of Common Ground is to clarify the deliverability of the five-year housing supply sites based on NPPF and PPG definitions and guidance and to clarify the position on other Council owned sites throughout the plan period to 2036.

Sites

The following sites being developed by Handford Homes and are in the 5-year land supply:

- Ravenswood U, V, W -150a (part);
- 28-50 Grimwade St. – IP386*
- Emmanuel Close – IP387*
- Sheldrake Drive – IP388*
- Mallard Way – IP389*
- Former Tooks Bakery site – IP005*(this development will be built out by the end of 2020)
- Hope Church – IP014

*= Full planning permission granted

The housing trajectory relevant to these sites is shared as Appendix 1 to this Statement of Common Ground.

Agreed position

Appendix 1 to this statement, includes details of the current position with regard to these sites. All the named sites are within the control of Handford Homes and included in the development agreement between Ipswich Borough Council and Handford Homes. Full planning consent has been granted for those identified with an asterisk* in the list above. This Appendix includes details of the current planning status for each of the sites (in year 1-5).

Signatures:

Signed: 

Name: Martyn Fulcher MRTPI

Position: Head of Development

Date: 02.10.20

Ipswich Borough Council

Signed: 

Name: Helen Pluck

Position: Managing Director

Date: 02.10.20

Handford Homes Ltd

Appendix 1 – Handford Homes Pipeline Trajectory

Site	Ref	Planning status	Conditions discharged?	Reserved Matters approved?	Site Capacity	Current year 2020-21	YR1 2021 /22	YR2 2022 /23	YR3 2023 /24	YR4 2024 /25	YR5 2025 /26	YR S 6-10 2026-31	F Flat-led; H housing led	Tenure split	Notes	Site in hands of a developer?	Constraints or barriers to delivery	Steps being taken to address barriers or constraints
Tooks	IP005	16/00969/FP13	Yes	N/A	60	60							H	41 Affordable 19 market	Currently on site	Yes Handford Homes	none	N/A
Hope Church, Fore Hamlet	IP014				21				21									
Hawke Road	IP124				24				24									
Ravenswood U, V, W	IP150a (part)	preapp		N/A	96			50	46				H	67 AH 19 Market 10 starter homes	Preapp / public consultation	Yes Handford Homes		

28-50 Grimwa de Street	IP386	19/01118/ FUL		N/A	16			16					F	16 AH	Demoli tion	Yes Handf ord Homes	none	N/A
Emman uel Close	IP387	19/01119/ FUL	Yes/p endin g	N/A	6		6						H	6 AH	Condi ons stage	Yes Handf ord Homes	none	N/A
Sheldra ke Drive	IP388	19/01122/ FUL	Yes/p endin g	N/A	8		8						H	8 AH	Condi ons stage	Yes Handf ord Homes	none	N/A
Mallard Way	IP389	19/01129/ FUL	Yes/p endin g	N/A	6		6						H	6 AH	Condi ons stage	Yes Handf ord Homes	none	N/A
Total					237	60	20	66	67	24	0	0						

Appendix 7 Letter from Homes England dated 30th September 2020



Sally Minns
Ipswich Borough Council
15-17 Russell Road
Ipswich
IP1 2DE

Making homes happen

30th September 2020

Dear Sally,

Engagement with Homes England

I understand that you are compiling a submission to the Planning Inspectorate, due 30th September 2020.

I can confirm that Ipswich Borough Council and Homes England are in regular and structured dialogue in relation to a number of stalled and proposed development sites. Currently we are jointly identifying where there is alignment between the Borough Council's priorities and Homes England's strategic priorities, framed by a shared aim to increase housing supply going forward. Discussion will include specific funding streams where applicable and available.

I can further confirm that the Borough Council has been awarded £9.8m in HIF Grant towards essential infrastructure to allow the development of 3,500 new homes to create a new Ipswich Garden Suburb. This grant is recoverable by Ipswich Borough Council for re-investment into new housing development elsewhere within the Borough.

Your sincerely

John Mather
Senior Partnership & Business Development Manager

One Friargate
Coventry
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www.gov.uk/homes-england

#MakingHomesHappen