

# 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



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

[planningpolicy@ipswich.gov.uk](mailto:planningpolicy@ipswich.gov.uk)

[www.ipswich.gov.uk/localplan](http://www.ipswich.gov.uk/localplan)

Tel: 01473 432019

**Statement of Common Ground between  
Ipswich Borough Council as Local Planning Authority  
and Handford Homes 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 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.
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 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	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
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
<b>Total</b>					<b>237</b>	<b>60</b>	<b>20</b>	<b>66</b>	<b>67</b>	<b>24</b>	<b>0</b>	<b>0</b>						