

Ipswich Borough Council Final Draft Local Plan Review

Statement of Common Ground between Ipswich Borough Council and Persimmon Homes Suffolk

Matters relating to Site Allocation IP200: Land at Griffin Wharf, Bath Street

October 2020



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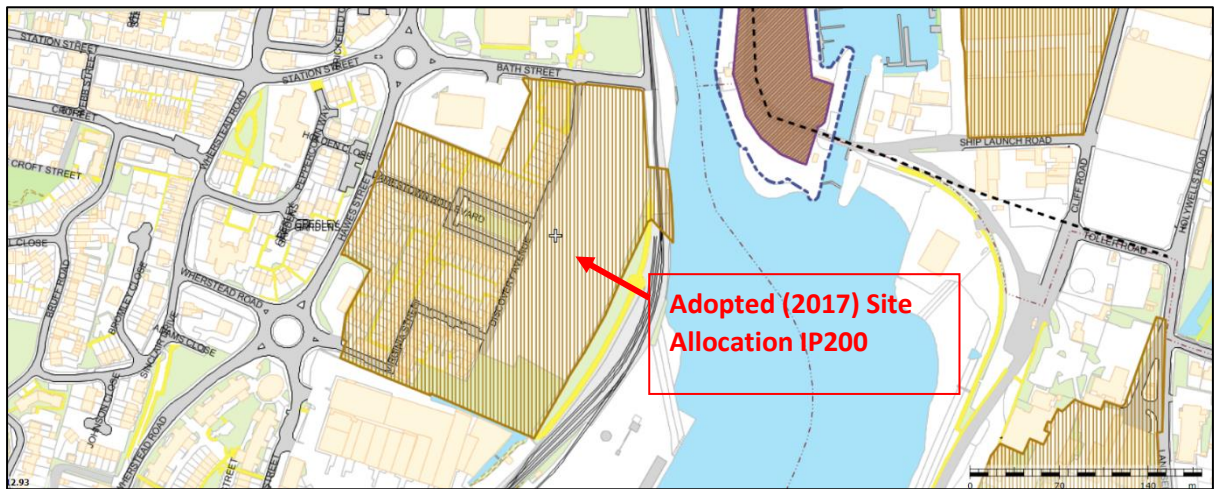
Purpose of Statement

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 IP200: Land at Griffin Wharf, Bath Street. This SoCG has been prepared between Ipswich Borough Council (IBC) and Persimmon Homes. 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

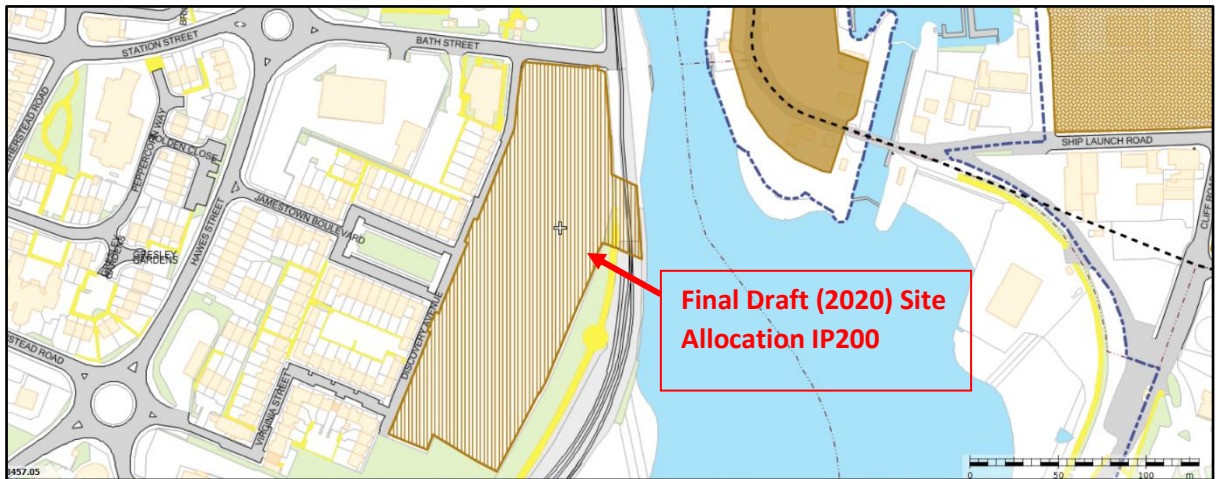
2. The site is a 1.59ha site that has been partially developed as part of a stalled residential development for 464 houses and residential units over 9 blocks up to 9 storeys high, as well as supporting commercial and community facilities on a larger site (IP/05/00819/FUL). This was partially implemented with only 164 of the approved dwellings built as well as the under storey car parking area element, which was originally intended to serve an apartment block fronting the River Orwell. The under storey car parking area was the only element that was constructed specifically on site IP200.
3. The site was last in use as a temporary compound for the Environment Agency who used the site when implementing the adjacent Ipswich Tidal Barrier Scheme, which was completed in February 2019.
4. The site bounds Discovery Avenue to the west, Bath Street to the north and land comprising highway, railway and flood defence works to the east and south. To the south is a vacant parcel of land with an extant planning permission for a medical centre.
5. Under the adopted Local Plan Review (2017) the site was allocated as part of a larger 4.7ha site allocation (IP200) for 187 dwellings based on permission 11/00507/FUL, which was the most recent permission evidence at the time of adoption of the Local Plan Review (2017). Figure 1 illustrates this site allocation.

Figure 1: Adopted Local Plan Review (2017) Site Allocation IP200



6. The Final Draft Ipswich Local Plan Review (2020) proposes a reconfigured site allocation IP200 to reflect the development of part of this site. The reconfigured site allocation IP200 relates to the undeveloped eastern portion of the site and aligns with permission 17/00382/FUL. Figure 2 below outlines the reconfigured site allocation IP200.

Figure 2: Final Draft Local Plan Review (2020) Site Allocation IP200



7. This permission is for 113 dwellings (57no. three-bedroom houses and 56no. two-bedroom flats). The Site Allocations Development Plan Document of the Final Draft ILPR refers to this permission as “pending” as it only had a resolution to grant at the time of plan preparation (based on monitoring year 2018/19) and was awaiting completion of the Section 106 agreement. However, it should be noted that this has since been resolved and planning permission was granted on 11 June 2019.

Agreed Position

8. Following the granting of planning permission 17/00382/FUL in June 2019, work commenced on the first phase of 36 units on the northern part of the site in 2020. First occupation of this phase is anticipated for October 2020 and completion of this phase by March 2021.
9. In terms of the southern part of the site, a revised planning application (20/00747/FUL) was submitted to Ipswich Borough Council in September 2020. However, this revised planning application has only recently been validated at the time of preparing this SoCG and will need to be assessed and determined accordingly within the statutory 13-week period (unless otherwise agreed).
10. Nevertheless, it is agreed that the delivery of the site can be achieved within the first five years of the Local Plan period. Subject to achieving planning permission the development would be completed early 2022. The adjacent proposal is for 35 units resulting in an overall development of 71 units at this location.

Signatures

Signed: 

Name: Martyn Fulcher

Position: Head of Development

Date: 08th October 2020

Ipswich Borough Council

Signed: 

Name: James Melville - Claxton

Position: Planner

Date: 07th October 2020

Persimmon Homes Suffolk

