

# Ipswich Borough Council Final Draft Local Plan Review

## Five Year Housing Supply Delivery Table

February 2021



**IPSWICH**  
BOROUGH COUNCIL

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## **Covering Note**

In order to be considered deliverable, the Glossary to the NPPF makes it clear that sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years.

Sites which do not involve major development and which have planning permission and all sites with detailed planning permission, should be considered deliverable unless there is clear evidence that homes will not be delivered within five years. The sites with detailed planning permission in the table should therefore be considered deliverable, because there is no clear evidence that they will not be delivered.

Sites which have outline planning permission for major development or which are allocated should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. However, even then, the overall policy requirement remains that there should be a realistic prospect of housing delivery.

In December 2019 (i.e. after the amendment to the definition of 'deliverable' in the Glossary to the NPPF) the Court of Appeal handed down judgment in R (East Bergholt Parish Council) v Babergh District Council [2019] EWCA Civ 2200 at [45]. The court endorsed the inclusion of sites in the five year supply where there was no greater than a "realistic prospect" of housing delivery. For a site to be regarded as deliverable, that did not mean that it must be certain, or even probable, that housing would be delivered on the site or delivered to the fullest extent possible. Indeed, the assessment of whether a site is deliverable is a predictive judgment on future events that are inevitably uncertain. The existence of a "realistic prospect" is a broad policy concept which gives ample scope for a decision-maker's reasonable judgment, and with which the courts will be slow to interfere.

Please see separate document for evidence appendices.

Site Reference	IP005
Name and Address of Site – (No. of dwellings)	Former Tooks Bakery, 731 Old Norwich Road (60 medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner Ipswich Borough Council/ Developer: Handford Homes (Council's arms-length housing building company).
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	The site is in the delivery agreement between Handford Homes and the Council (see IBC Companies' spreadsheet at Annex A). Annex A to this table states that the development is currently in the construction phase and is due for completion March 2021. Site visit December 2020 confirms that the development is nearing completion.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 16/00969/FP1 for erection of 60 dwellings with associated access approved 13 <sup>th</sup> April 2018.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed 12 <sup>th</sup> April 2018. Site currently nearing completion (Annex A to this table).
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site preparation works completed. Site currently nearing completion as confirmed by site visit December 2020 and all pre-commencement conditions are discharged (Annex A to this table).
Start Date for house building, including Evidence to Support this	Site currently nearing completion and due for completion March 2021 - Annex A to this table.
Build Out Rate, including Evidence to Support this	60 completions due 2020-21 and largely complete – site visit December 2020; <a href="#">Handford Homes SoCG (i27)</a> ; and Annex A to this table.
Timescale for Completions, including Evidence to Support this	Completion due March 2021 – <a href="#">Handford Homes SoCG (i27)</a> ; and Annex A.
Any Other Comments in Respect of Delivery	Delivering 41 affordable houses. Six dwellings are now occupied and paying Council Tax.

Site Reference	IP014
Name and Address of Site – (No. of dwellings)	Hope Church (25, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner Ipswich Borough Council. Developer: Handford Homes (Council's arms-length housing building company). The site is in the delivery agreement between Handford Homes and the Council (Annex A). A licence is in place between IBC and Hope Church to ensure that the Odeon site progresses and can open for services.
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	The site is in the delivery agreement between Handford Homes and the Council (Annex A to this table). Therefore, marketing not needed.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	The site is on the Brownfield Land Register. The broad timings for the development are set out in <a href="#">SoCG addendum (i27.1)</a> and a more detailed programme is set out in Annex A to this table indicating that the target date for Planning Application submission is April 2021. A project brief has been written and schematic plans have been drawn up for high density development set over 3 to 5 storeys.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Lead in time evidence in Table 7 of <a href="#">Housing Supplementary Evidence ref. K6</a> ; also <a href="#">SoCG addendum (i27.1)</a> - average timescale of 6.4 months from application to approval indicates permission being in place (including S106) before the end of 2021 following an April 2021 planning application.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Works by Hope Church to relocate to the former Odeon cinema are progressing well with the current estimated timescale for completion the first half of 2021 (see webpage excerpt, Appendix 1). Start on allocation site expected December 2021 (IBC Companies' spreadsheet Annex A). Investigative surveys identified and tenders obtained from consultants.
Start Date for house building, including Evidence to Support this	Start on site expected December 2021 (Annex A). See also <a href="#">Handford Homes SoCG (i27)</a> & <a href="#">Addendum (i27.1)</a> .
Build Out Rate, including Evidence to Support this	The 25 completions are programmed to fall within year 3, 2023-24. This is close to the average for a small, high density scheme - completions evidence from <a href="#">Housing Supplementary Evidence ref. K6</a> (average for small high density sites is 23dpa – Table 7 - and IBC delivery to date has been fast once on site – paragraph 3.2 and Table 5).
Timescale for Completions, including Evidence to Support this	Programme in place for completion in early 2023 (programme set out in Annex A), approximately two years after the scheduled planning application. <a href="#">Housing Supplementary Evidence ref. K6</a> shows that IBC delivery has been fast once on site (paragraph 3.2 and Table 5).
Any Other Comments in Respect of Delivery	Identification of historic requirements and site assessment for density parameters undertaken. Development agreement in place between IBC and Handford Homes for its delivery. IBC also ensuring through monitoring progress with the architects that works to the Odeon cinema site (replacement Hope Church site) progresses in a timely fashion.

Site Reference	IP031b
Name and Address of Site – (No. of dwellings)	22 Stoke Street/ Burrell Rd (31 high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/developer: Maybush Developments
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Architects have been engaged to prepare work for the discharge of conditions to be submitted in the spring, at which point they will commence detailed design stage and appoint a main contractor (Appendix 2 - Email from landowner's architect, 28/01/21). Site had a slow start but is now moving swiftly forward again (phone call with architect 27.1.20).
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP in place: 19/00369/FUL Dated 07/08/20 Demolition of single-storey extension to former Defiance PH. Re-ordering of premises to provide two flats. Erection of buildings on land behind Defiance PH containing 29 flats. (total=31 flats)
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 now signed re off-site works (the only Section 106)
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site requires no clearance other than demolition of single storey extension to the former public house. Lead in time evidence, <a href="#">Housing Supplementary Evidence ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval to first completion. Full PP granted 07/08/2020 and first completion in trajectory in year 2 (2022/23), which allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Lead in time evidence, <a href="#">Housing Supplementary Evidence ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval to first completion – includes any site preparation and start on site. Full PP granted 07/08/2020 and first completion in trajectory in year 2 (2022/23), therefore, the timescales are achievable.
Build Out Rate, including Evidence to Support this	Maximum completions rate shown in <a href="#">Housing Supplementary Evidence Paper K6</a> : Trajectory rate of 31 dwellings in year 2 (2022/23), achievable based on maximum build out rate of 32dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Lead in time evidence, <a href="#">Housing Supplementary Evidence ref. K6</a> : Build out rate of 31dpa for high density sites and average timescale of 18.9 months from full approval to completion, support a trajectory completion date during year 2 (2022/23) as achievable from an August 2020 planning permission.
Any Other Comments in Respect of Delivery	Site has full planning permission and discharge of conditions is scheduled for Spring 2021. And this is confirmed by the architects. Progress on this site has been relatively swift and supports delivery.

Site Reference	IP047
Name and Address of Site – (No. of dwellings)	Land at Commercial Road (173 medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/Developer: Plutus (Ipswich) Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Developer already holds the entire site and is in the process of appointing a main contractor to build out the development.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	The site is an adopted Local Plan allocation and on the Brownfield Land Register. Outline application 19/00148/OUT for a residential led mixed use development for up to 173 houses was approved unanimously by Planning Committee 16 <sup>th</sup> December 2020 and is awaiting S106 completion. Applicant has confirmed by email - reserved matters to be submitted before the end of 2021 (see Appendix 3).
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 negotiations ongoing - typically this is 6 months unless otherwise agreed. Resolution of the Planning and Development Committee on 16/12/20 refers to 6 month S106 (reference PD/20/11 Item 2 - Application IP/19/00148/OUT minuted on the Council's Democracy webpage <a href="https://democracy.ipswich.gov.uk/mgAi.aspx?ID=16432">https://democracy.ipswich.gov.uk/mgAi.aspx?ID=16432</a> expects this.) Applicant has confirmed by email - reserved matters to be submitted before the end of 2021 (see Appendix 3). Therefore, expect S106 to be resolved by end of June 2021.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Reserved Matters application expected before the end of 2021 and a start on site in 2022 (see applicant's email in Appendix 3). Site is clear of buildings. No existing uses or buildings to demolish/ relocate and the temporary car park permission expired on 20 <sup>th</sup> December 2020. Lead in time evidence, <a href="#">Housing Supplementary Evidence ref. K6</a> : Expect outline planning permission to be issued by the end of June 2021 with completion of the S106, and reserved matters completed as a worst case by the second half of 2022. Average timescale of 18.9 months from full approval to first completion, which would include site preparation. First completions are in trajectory year 3 (2023/24), which allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Applicant confirmed by email - start on site in 2022 (see Appendix 3) – latter half of the year assumed. This is Year 2 (2022/23) which allows time for condition discharge approval and ground works to achieve first completions as expected. Lead in time evidence - see <a href="#">Housing Supplementary (evidence ref K6)</a> - Table 7 indicates the average timescale from full permission (equivalent to reserved matters) to first completions is 18.9 months.
Build Out Rate, including Evidence to Support this	Trajectory rate of 35 dwellings in year 3 (2023/24), 65 dwellings in year 4 (2024/25) and 73 dwellings in year 5 (2025/26) is achievable, based on evidence in <a href="#">Housing Supplementary Evidence K6</a> (Table 4 and Table 6) - Table 4 indicates an average build out rate of 44 dpa for larger medium density schemes, but a maximum of 143dpa. The assumed build out rate for this site sits slightly above the average and well within the maximum. Table 6 indicates the delivery record for sites of more than 50 dwellings' capacity with well over two thirds typically delivering more than 50 completions p.a. This site is under discussion with Homes England and constructive conversations are ongoing monthly. There is funding available to supplement the affordable housing secured through the outline planning application, which will need bidding for once the S106 has been signed. Any funding is required to meet Homes England's attached milestones, which will help to keep the site on track.
Timescale for Completions, including Evidence to Support this	Assumed completion by the end of 2025/26 based on a year 3 (2023/24) first completions date and reserved matters in place by the second half of 2022 (applicant's email – see Appendix 3 – and build out information from <a href="#">Housing Supplementary Evidence ref. K6</a> , Tables 4 and 6) as referred to above.
Any Other Comments in Respect of Delivery	IBC in discussion with Homes England - constructive conversations are ongoing monthly and there is funding available to supplement the affordable housing secured through the outline planning application.



	<p>The scheme includes 6% affordable housing and a high proportion of 3+ beds. Outline application included details relating to access, layout and scale of development which were considered; therefore, details submission will be less taxing e.g. elevations, landscaping etc plus addressing outline conditions and easier to keep to delivery timetable.</p>
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Site Reference	IP048c
Name and Address of Site – (No. of dwellings)	6-10 Cox Lane & 36- 46 Carr St (33 for PD approval with an additional 2 under 20/00515/FUL granted 11/09/2020)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Stone Crest Homes Ltd House Group Developments Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Under construction. Evidence from company website (see Appendix 4).
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Prior approval granted 18/00740/P3JPA approved with conditions 12/10/18. Conversion under prior approval 18/00740. (19/00292/FUL & 20/00011/NMMA - alterations/ insertion of windows). 20/00515/FUL approved with conditions 11/09/2020
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Under construction
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Under construction
Start Date for house building, including Evidence to Support this	Development commenced Building control start notice: 19/00183/IN (see Appendix 4)
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence ref. K6</a> paragraph 3.2 which refers to build out rates observed at other prior approval sites of equivalent scale (36dpa or more delivered).
Timescale for Completions, including Evidence to Support this	Completion in 2020/21 – under construction
Any Other Comments in Respect of Delivery	Under construction

Site Reference	IP054a
Name and Address of Site – (No. of dwellings)	30 Lower Brook St / Turret Lane (51 Apartments, 11 houses) (high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Montague Asset Management
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Intention to market in early 2021 (verbal conversation with agents 22/12/20).
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 16/01037/FUL with conditions 02/03/2017 17/00295/CON part approved part refused 25/05/20 17. 20/00605/CON (archaeology) discharged. Discharge of conditions is evidence that work to progress the site is moving forward to meet planned implementation.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site cleared and archaeology work complete.
Start Date for house building, including Evidence to Support this	Archaeology work completed so limited condition discharges required. Start of house building expected when sale of land completed. See <a href="#">Housing Supplementary Evidence K6</a> (tables 4, 6 and 7) - Trajectory rate of 62 dwellings in year 4 (2024/25) is achievable based on average build out rate of 69dpa for high density sites of 50 dwellings and over.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document K6</a> (tables 4 and 6) – Trajectory rate of 62 dwellings in year 4 (2024/25) is achievable based on average build out rate of 69dpa for high density sites of 50 dwellings and over.
Timescale for Completions, including Evidence to Support this	Site now unconstrained and pp implemented following demolition and site clearance. The <a href="#">Housing Supplementary Evidence document K6</a> (table 7) sets out delivery evidence. It indicates an average of 18.9 months from full approval to first completion. However, the site was subject to delays owing to archaeology matters. This site is shown in the trajectory delivering completions in year 4 2024-25, taking longer than the average owing to issues relating to the archaeology investigations. However, the archaeological conditions have now been discharged, which supports the trajectory completion date of 2024/25 as highly achievable.
Any Other Comments in Respect of Delivery	Site constraints addressed (demolition and archaeology) indicating significant investment in the site to bring it forward, as archaeology was the biggest site constraint.

Site Reference	IP059
Name and Address of Site – (No. of dwellings)	Elton Park (103 – low density – of which the first 68 are shown within the five year supply)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: M & D Developments Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	The development company has a track record of delivering residential schemes, such as Ames Court, Bury St Edmunds <a href="https://www.mddevelopmentsltd.co.uk/residential.html">https://www.mddevelopmentsltd.co.uk/residential.html</a>
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Outline PP (pending) and adopted Local Plan allocation. The site is also on the Brownfield Land Register. 16/01220/OUT approved 20/09/18 subject to S106. Reserved matters plans have been commenced (email from agent, <a href="#">document i23</a> ).
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 discussions ongoing with Development Management Letter from Suffolk County Council to Babergh Mid Suffolk District Council 20/11/20 (Appendix 5)
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Demolition has taken place and the site has been cleared. Preparation work commenced on reserved matters plans.
Start Date for house building, including Evidence to Support this	See <a href="#">Housing Supplementary Evidence document K6</a> Work is expected to start on site in year 3 (2023/24) / year 4 (2024/25) allowing time for reserved matters to be finalised and site remediation undertaken. This is supported by i23 which states that the site is capable of delivery by year 4 2024/25 subject to new funding arrangements being agreed.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document K6</a> (Table 4) Trajectory rate of 34 dwellings in year 4 (2024/25) and 34 dwellings in year 5 (2024/25) is achievable based on an average build out rate of 39dpa on low density sites of 50 dwellings or more.
Timescale for Completions, including Evidence to Support this	Delivery of first completions by 2024: in <a href="#">document i23</a> the agent states that the site is capable of delivery by 2024 subject to new funding arrangements being agreed.
Any Other Comments in Respect of Delivery	The Council is in discussions with Homes England on delivery of a number of sites where market failure has prevented them coming forward as hoped.

Site Reference	IP061
Name and Address of Site – (No. of dwellings)	Former School Site, Lavenham Road (23, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Suffolk County Council
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	SCC will sell the site on the open market when the scale of development is confirmed through Local Plan (adoption expected 2021). Site can be disposed of under delegated powers. 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.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Based on information from SCC ( <a href="#">Housing Delivery Note i24</a> and Appendix 1 to <a href="#">Housing Supplementary Evidence document K6</a> ) – SCC indicates application within two years.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	<a href="#">Housing Supplementary Evidence document K6</a> (Table 7) Average timescale of 6.4 months from application to approval includes time for resolution of S106 matters.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Unobstructed site, servicing available through adjoining roads. Recent construction project for specialised housing completed on one corner of the site.
Start Date for house building, including Evidence to Support this	SCC anticipate the site being available for the development of some housing units within the next two years - ( <a href="#">Housing Supplementary Evidence document K6</a> , Appendix 1) .
Build Out Rate, including Evidence to Support this	Medium density site under 50 dwellings – average 15dpa <a href="#">Housing Supplementary Evidence document K6</a> - Trajectory rate of 12 dwellings in year 4 (2024/35) and 11 dwellings in year 5 (2025/26) would be achievable.
Timescale for Completions, including Evidence to Support this	Lead in time evidence, <a href="#">Housing Supplementary Evidence document K6</a> - Build out rate based on average of 15dpa supports completion of 12 dwellings in year 4 (2024/25) and 11 dwellings in year 5 (2025/26) as achievable. Based on the site being available for the development of some housing units within the next two years and on average of 18.9 months from full approval to first completion, suggested trajectory completion date of 2025/26 is achievable.
Any Other Comments in Respect of Delivery	

Site Reference	IP066
Name and Address of Site – (No. of dwellings)	JJ Wilson and land to rear at Cavendish Street (55 – medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	The site is in five main ownerships. Three are owner occupiers and a further one is currently vacant and being marketed to let. The fifth is leased to a car rental operator.
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	3 of the landowners have confirmed interest in progressing the site now, which represents the substantial part of the site – the entire Cavendish Street frontage between the two arms of White Elm Street, and the larger part of the Bishop’s Hill frontage. Two of these three parts of the site have been subject to previous pre-application consultations for residential use. A meeting is being arranged for February 2021 to discuss bringing the site forward, including a regional manager from Homes England. The timescale for the meeting has been affected by current furlough constraints on some of the participants.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Pre-app discussions with agent under ref. 17/00141/PREAPP (January 2018) and 13/00105/PREAPP (January 2014). The timescales are to agree a brief with landowners during 2021/22 to ensure a comprehensive approach to site layout and agreement over phasing arrangements depending on owner needs and requirements. This will allow parcels to come forward independently from 2022/23. The earliest application reflecting previous pre-application activity is expected for either the car park fronting Cavendish Street or the warehouse fronting Bishop’s Hill. The warehouse is occupied by the owner, but they also have alternative premises nearby. One parcel currently has no tenant in place, so this makes it a primary opportunity for redevelopment. JJ Wilson still retains the central part of the site and is actively working with Strutt and Parker to bring this element forward. Homes England are also on board to assist bringing the site forward.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Section 106 will be required Delivery – see <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Based on an average timescale from application to full approval of 6.4 months, it is anticipated that a planning application will be submitted during 2023 (end of year 2 or early year 3) with permission being obtained during year 3 (2023/24). 6.4 months from application to approval includes S106 signing based on lead-in time averages.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Delivery – see <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Average timescale of 25.1 months from application to first completions includes site preparation works. First completions in trajectory in year 5 (2025/26) allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Delivery – see <a href="#">Housing Supplementary Evidence document K6</a> (Table 4 and Table 7): Average timescale of 25.1 months from application (2023) to first completions includes site preparation works and start for house building.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document K6</a> (Table 4): Trajectory rate of 22 dwellings in year 5 (2025/26) is achievable based on average build out rate of 44dph on medium density sites of 50 dwellings or more. Given the ownerships on this site, sections of the site can come forward at different times. Whilst the average build out rate for smaller medium density sites is 15dpa, the maximum observed locally is 33dpa. The expectation of the first 22 dwellings in year 5 falls well below this maximum and is considered achievable.
Timescale for Completions, including Evidence to Support this	Lead in time evidence, <a href="#">Housing Supplementary Evidence document K6</a> (Table 4 and 7): The trajectory rate of the first 22 dwellings being delivered in year 5 (2025/26) is achievable based on average build out rates referred to in the box above and the average timescale of 25.1 months from application to first completions. Therefore, 2025/26 for completions to come through is considered achievable.
Any Other Comments in Respect of Delivery	Council in discussion with three landowners and agents representing the major portion of the site to discuss next steps towards applications, together with Homes England - see Appendix 6.

Site Reference	IP074
Name and Address of Site – (No. of dwellings)	Land at Upper Orwell St (9, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/Developer: Colwyn Developments Ltd (a property development company)
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	The site is already owned by a development company. The construction plan (Appendix 7) shows 18-24 month programme for housing delivery.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 16/01179/ FUL dated 3 Feb 2017 - Erection of nine flats in three 2 and 3-storey blocks plus alteration to vehicle access and associated work. Conditions discharged: 19/00842/CON Archaeology Report and Archaeology Evaluation, construction management plan and photographic condition survey approved 04/03/2020. This illustrates developer commitment.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	No Section 106 required on this site – planning permission is in place.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	The site is cleared, and archaeological investigations have been completed. See <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Average timescale of 18.9 months from full approval to first completion includes time needed for site preparation. First completion in trajectory in year 3 (2023/24), site preparation built in to projected timescale. There is a construction programme for this site (referenced in Appendix 7) which indicates a start in October 2019 and completion March/April 2021. This timescale has been pushed back to reflect the late discharge of conditions in March 2020. Ground works have commenced.
Start Date for house building, including Evidence to Support this	As above, the average timescales from <a href="#">Housing Supplementary Evidence document K6</a> (Table 7) of 18.9 months from full approval to first completions reflects the time typically needed for site preparation and for construction to start. The construction programme for the site indicates that there has been some delay, but conditions were discharged March 2020 Ground works have commenced, therefore start of house building expected during year 1.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document K6</a> (Table 4): Build out rate of 9 dwellings in year 3 (2023/24) is achievable based on average build out rate of 23dph on high density sites of 10-49 dwellings.
Timescale for Completions, including Evidence to Support this	Construction plan shows 18-24 month programme (Appendix 7) Trajectory rate of 9 dwellings in year 3 (2023/24) is achievable based on average build out rate of 23dph on high density sites of 10-49 dwellings or more. Based on average of 18.9 months from full approval to first completion, 2023/24 for completion is achievable and reflects the slightly delayed construction programme set out in Appendix 7.
Any Other Comments in Respect of Delivery	Archaeology Report and Archaeology Evaluation, discharged 4/3/2020 Construction Management Plan, discharged 4/3/2020 Foundation Plans, discharged 4/3/2020 – see Appendix 7. Groundworks commenced. Considerable investment undertaken to address archaeology and the site is now progressing to timescale.

Site Reference	IP084a
Name and Address of Site – (No. of dwellings)	County Hall (40, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Harris and Wilton
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Developer owns the whole of the site
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Resolution to grant detailed PP subject to S106: 18/01117/FUL at Planning and Development Committee 8 January 2020. Works to secure the listed building have been undertaken. Application for 10 flats in the county hall building, 2 maisonettes and 28 flats in the new build extension.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 negotiations ongoing. The applicant is keen to progress the S106 and is in active discussions with the Council which should be finalised by mid-2021.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	No relocations required. To form the new construction will involve the demolition of the single storey element that was connected to the rear of the former County Hall, and the adjoining two storey cottage. Existing elements of the basement will all be retained. Therefore, the timescale for site preparation is likely to be longer than the average identified in the <a href="#">Housing Supplementary Evidence (K6)</a> Table 7 which indicates 18.9 months from full approval to first completions. The trajectory reflects this as it does not show completions until year 4 (2024/25) allowing more time for necessary site preparation works.
Start Date for house building, including Evidence to Support this	Timescales based on starting point of <a href="#">Housing Supplementary Evidence document K6</a> but recognising that the complexity of this site involving conversion of and extension to a listed building at risk may mean that timescales are longer than the average. Based on Table 7 of K6, a permission issued during 2021 (year 1) would see first completions after 18.9 months (start of year 3). Longer has been allowed in this case with completions expected in year 4 2024/25.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document K6</a> (Table 4) - Build out rate of 40 dwellings in year 4 (2024/25) sits between the maximum rate for smaller high density schemes and the average for larger high density sites (the threshold being 50 dwellings). The scheme is for 30 new build flats/maisonettes in the extension and 10 in the converted listed building. It is expected that part of the new build element will proceed quickly once underway to cross-subsidise the listed building works.
Timescale for Completions, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document K6</a> (Table 7) - Based on average of 18.9 months from full approval to first completion, it would suggest first completions in year 3 2023/24 but the trajectory allows longer in this case within completions delivered in year 4 to reflect the complexity of the site.
Any Other Comments in Respect of Delivery	Resolution to grant. Negotiations still ongoing re S106 but the Council is actively pursuing resolution of the legal issues to allow its completion.



Site Reference	IP096
Name and Address of Site – (No. of dwellings)	Car Park, Handford Rd East (22, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: HB Villages Developments Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	On the market with Savills and under offer/sold
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 19/00768/ FUL approved 3 September 2020. Erection of 22 self-contained one-bedroom specialised supported living apartments (Use Class C3) with ancillary staff area, open space and car parking. 20/00894/CON Discharge of Conditions of planning permission 19/00768. Conditions 5 – external facing materials, discharged; 7 – landscaping – discharged; 17 – tree protection measures discharged. Evidence that work to progress the site is moving forward to meet planned implementation.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed and permission issued 3rd September 2020.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	20/00894/CON - Discharge of Conditions of planning permission 19/00768 - see above. (See Appendix 8). The site is used as a temporary car park and no clearance is required. <a href="#">Housing Supplementary Evidence document K6</a> (Table 7) - indicates average timescale from planning permission to first completions is 18.9 months including time for site preparation. This is reflected in the trajectory which shows completions in year 3 2023/24.
Start Date for house building, including Evidence to Support this	<a href="#">Housing Supplementary Evidence document K6</a> (Table 7) indicates average timescale from planning permission to first completions is 18.9 months including time for site preparation and the start of house building. Start date of year 3 (2023/24) is achievable based on average timescale of 18.9 months from full approval (08/01/2021) to first completion.
Build Out Rate, including Evidence to Support this	<a href="#">Housing Supplementary Evidence document K6</a> (Table 4) - Build out rate of 22 dwellings in year 3 (2023/24) is achievable based on average build out rate of 23dph on high density sites of 10-49 dwellings.
Timescale for Completions, including Evidence to Support this	<a href="#">Housing Supplementary Evidence document K6</a> (Table 7) - The timescale for completion in year 3 (2023/24) is achievable based on average timescale of 18.9 months from full approval (03/09/2020) to first completions and build out rate of 22 dwellings in year 3 (2023/24). The trajectory allows some additional time which will enable the site's sale to be completed and delivery to remain on target.
Any Other Comments in Respect of Delivery	Conditions – 5,6,7,8,9,17 and 18 discharged in part 10.12.20 by delegated approval. This means that the developer is investing positively in moving the site forward with some conditions discharge on 10 December 2020, three months after the consent for the site was granted.

Site Reference	IP106
Name and Address of Site – (No. of dwellings)	391 Bramford Rd (11 low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Site sold to developer and under construction
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	In the hands of a developer and commenced. Plots 5, 6 & 7 remain under construction. 8 plots complete and on Council Tax list (7-13 Bayswater Close and 98-104 Fulham Way)
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 18/00032/F UL approved 6/4/2018 & 19/00045/FUL approved 16/5/2019 & 19/00902/NMMA
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Site currently under construction (see aerial photo – Appendix 9)
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site currently under construction (see aerial photo – Appendix 9)
Start Date for house building, including Evidence to Support this	Site currently under construction (see aerial photo – Appendix 9)
Build Out Rate, including Evidence to Support this	Site currently under construction (see aerial photo – Appendix 9)  <a href="#">Housing Supplementary Evidence Document</a> (Table 4): Trajectory rate of 11 dwellings in year 1 (2021/22) achievable based on average build out rate of 20dpa for low density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Site currently under construction – see aerial photo, Appendix 9 8 dwellings complete Dec 2020 <a href="#">Housing Supplementary Evidence document K6</a> (Table 4 and 7): Build out rate based on average of 20dpa for smaller, low density developments supports completion of 11 dwellings in year 1 (2021/22) as achievable. Based on average of 18.9 months from full approval (16/05/2019) to completions, suggested trajectory completion date in year 1 (2021/22) is achievable.
Any Other Comments in Respect of Delivery	Site currently under construction – see aerial photo, Appendix 9. 8 dwellings complete Dec 2020 - Plots 5, 6 & 7 remain under construction. 8 plots complete and on Council Tax list (7-13 Bayswater Close and 98-104 Fulham Way). Clear evidence of delivery to expectations.

Site Reference	IP109
Name and Address of Site – (No. of dwellings)	Rear of Jupiter Rd & Reading Rd/The Drift Woodbridge Rd (6, low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/Developer: S.E.H Developments Ltd. The site and the access are within the applicant's ownership ensuring no ransom strips to delay development.
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site controlled by a development company S.E.H. Developments Ltd (evidenced from planning application IP/20/01066/FUL). Substantial investment in documents submitted with the planning application including: planning statement; aboricultural impact assessment; landscaping proposals; ecology report; and contamination assessment.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Planning application validated 15/12/2020: IP/20/01066/FUL Application for 6 dwellings. Site laid out so as not to prejudice additional dwellings being provided on land not under the control of this developer. The application site is part of a larger allocation within the adopted Local Plan and is on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Fewer than 10 dwellings therefore no S106 contribution required, only RAMS contribution via a unilateral undertaking which is cheaper and quicker for the applicant. Timescale – <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Average of 6.4 months from application (15/12/2020) should the detail of the application prove acceptable to the Local Planning Authority.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Ground investigation report and ecology report submitted. Part of the site is currently unused and extensively overgrown with scrub whilst another part has a concrete, hard surfaced area (formerly a garage court which has been cleared). Therefore, little site clearance is needed. Timescale – <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Average of 25.1 months from application (15/12/2020) to first completions which includes time needed for site preparation. Suggested trajectory completion date in year 4 (2024/25) which allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Timescale – <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Average of 25.1 months from application (15/12/2020) to first completions includes site preparation time and the start of construction on site. This supports completions being delivered by the trajectory completion date in year 4 (2024/25). No S106 necessary so only discharges of condition.
Build Out Rate, including Evidence to Support this	Based on <a href="#">Housing Supplementary Evidence document K6</a> (Table 4): Trajectory rate of 6 dwellings in year 4 (2024/25) achievable based on average build out rate of 20dpa for low density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Based on <a href="#">Housing Supplementary Evidence document K6</a> (Table 4 and 7): Build out rate based on average of 20dpa suggest completion of 6 dwellings in year 4 (2024/25) is achievable. Based on average of 25.1 months from application (15/12/2020) to completion, suggested trajectory completion date in year 4 (2024/25) is achievable.
Any Other Comments in Respect of Delivery	Adopted allocation for 13 dwellings across overall site. Discussions between DM and the agent took place in March 2020. Application now in for 6 dwellings on part of allocated site. Substantial investment in submitted documents with the planning application including: planning statement; aboricultural impact assessment; landscaping proposals; ecology report; and contamination assessment.

Site Reference	IP116a
Name and Address of Site – (No. of dwellings)	Former St Clement's Hospital (17)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Bovis Homes
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Development nearing completion - last phases under construction (see Appendix 10).
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Permissions: 14/00721/OUT 16/00659/REM (Conversion of former hospital building to residential).
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed and permission issued.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Development nearing completion - last phases under construction (see Appendix 10).
Start Date for house building, including Evidence to Support this	Development nearing completion - last phases under construction (see Appendix 10).
Build Out Rate, including Evidence to Support this	Development nearing completion - last phases under construction (see Appendix 10).
Timescale for Completions, including Evidence to Support this	Development nearing completion - last phases under construction (see Appendix 10).
Any Other Comments in Respect of Delivery	Clear delivery evidence

Site Reference	IP116b
Name and Address of Site – (No. of dwellings)	Former St Clement's Hospital (29)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Bovis Homes
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Development nearing completion - last phases under construction (see Appendix 10).
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Permissions: 14/00721/OUT 16/00677/REM Residential development in grounds of former hospital.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed and permission issued.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Development nearing completion - last phases under construction (see Appendix 10).
Start Date for house building, including Evidence to Support this	Development nearing completion - last phases under construction (see Appendix 10).
Build Out Rate, including Evidence to Support this	Development nearing completion - last phases under construction (see Appendix 10).
Timescale for Completions, including Evidence to Support this	Development nearing completion (see Appendix 10).
Any Other Comments in Respect of Delivery	All dwellings complete Dec 2020 - completions through from the NHBC for all plots on the new build area, last one dated 21 December 2020.

Site Reference	IP125
Name and Address of Site – (No. of dwellings)	Hawke Rd and Holbrook Rd (15, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner Ipswich Borough Council Developer: Handford Homes (Council’s arms-length house building company)
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Development agreement with Handford Homes authorised at June 2020 Executive (public exempt report) along with funding.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	This site is on the Council’s Brownfield Land Register. Target for planning application is April 2021 (see Annex A). The project team is set up and the brief has been prepared for the project.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 required. <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Average of 6.4 months from application (expected early-mid 2021) to approval indicates S106 signing by end of 2021 (conservative estimate).
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Investigative surveys identified and tenders obtained from consultants. Existing buildings need to be demolished. Budgets are proposed for pre-construction activities (Annex A). <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Average timescale of 25.1 months from application (expected early-mid 2021) to first completions, including site preparations. First completion in trajectory year 3 (2023/24), which allows sufficient timescale for site preparation. Paragraph 3.2 and Table 5 also indicate the Council’s record of recent delivery.
Start Date for house building, including Evidence to Support this	Start date Dec 2021 (Annex A). Budgets are proposed for pre-construction activities (Annex A). <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average of 25.1 months from application (expected early-mid 2021) to first completions indicates start date in 2021/22 to achieve trajectory completion date in year 3 (2023/24). This aligns with the Council’s programme set out in Annex A.
Build Out Rate, including Evidence to Support this	In one year based on average delivery rates in <a href="#">Housing Supplementary Evidence document K6</a> (15dpa) (Table 4): Trajectory rate of 15 dwellings in year 3 (2023/24) achievable based on average build out rate of 15dpa for medium density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Site scheduled for delivery by first quarter of 2023 (Appendix 1 of <a href="#">Housing Supplementary Evidence document K6</a> , and Annex A to this table). This aligns with the <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 15dpa suggest completion of 15 dwellings in year 3 (2023/24) is achievable. Based on average of 25.1 months from application (potentially mid 2021) to completion, suggested trajectory completion date in year 3 (2023/24) is achievable. As this is an IBC site, delivery is likely to be faster. Table 5 indicates recent Council house building schemes of more than ten dwellings have fast delivery over two years maximum.
Any Other Comments in Respect of Delivery	Project brief written, and project team identified. Contextual analysis of the site, site assessment for density parameters and existing building assessment undertaken. Developer on target. Development agreement with Handford Homes authorised at June 2020 Executive (public exempt report). No reason to assume this site will not come forward as projected.

Site Reference	IP131
Name and Address of Site – (No. of dwellings)	45 Milton Street (9, low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Private individuals (telephone contact)
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site has full planning permission dated 16/08/18 (Decision Notice in Appendix 11). It has not yet been marketed to a house builder. Lead in times - <a href="#">Housing Supplementary Evidence document ref. K6</a> indicates an average timescale of 18.9 months from full approval to first completions, which has not been achieved on this site. Therefore, it is likely that a renewal of the planning permission will be needed. The site is an adopted Local Plan allocation and is on the Council's Brownfield Land Register.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 18/00552/FUL approved 16/08/2018
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Site has full pp – no Section 106 required.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site would require relocation of existing businesses and clearance. This has not yet taken place and as a result it is likely that a renewal of the planning permission will be needed on this site (the current permission expires August 2021). The site is included in year 3 of the trajectory (2023/24) – a renewal application would be expected in mid to late 2021 (as the existing expires) to deliver completions in year 3 2023/24. Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from approval to first completions. First completion in trajectory year 3 (2023/24), which allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average of 25.1 months from application to first completions includes time for site preparation and start of house building on site to deliver trajectory completions in year 3 (2023/24) (including renewal of planning permission if necessary).
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 9 dwellings in year 3 (2023/24) achievable based on average build out rate of 20dpa for low density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 20dpa supports completion of 9 dwellings in year 3 (2023/24) as achievable. Based on average of 25.1 months from application to completion, suggested trajectory completion date in year 3 (2023/24) is achievable.
Any Other Comments in Respect of Delivery	Still occupied as commercial units. See decision notice in Appendix 11. Therefore, renewal of the existing permission may be needed during 2021.

Site Reference	IP135
Name and Address of Site – (No. of dwellings)	112 Bramford Rd (19, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/Developer: Riverdale Projects
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Already owned by development company.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	The site is an adopted Local Plan allocation and on the Brownfield Land Register. The site previously had consent for affordable housing – erection of four blocks of two and three storeys comprising two commercial units and 24 single bed residential units plus associated car parking, ref 08/00519/OUT. No extant planning permission, however, temporary use as a car wash, car sales and MOT Bay expires 1/10/21 (pp 19/00677/FUL). Owner/developer is keen to develop a viable scheme and a meeting is being arranged for February 2021 (phone call 23.12.20). Anticipate submission in 2022.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> – based on application in 2022 following expiry of temporary consent (Table 7): Average of 6.4 months from application to approval indicates S106 signing by end of year 2 2022/23.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application (2022) to first completion. First completion in trajectory year 5 (2025/26), which allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average of 25.1 months from application (2022) to first completion. First completion in trajectory year 5 (2025/26), which allows sufficient timescale for site preparation and for construction to start in year 3/year 4.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 19 dwellings in year 5 (2025/26) achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Owner/developer is keen to develop a viable scheme and a meeting is being arranged in February - phone call 23.12.20. Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggest completion of 19 dwellings in year 5 (2025/26) is achievable. Based on average of 25.1 months from application (2022) to completion, suggested trajectory completion date in year 5 (2025/26) is achievable.
Any Other Comments in Respect of Delivery	Temporary pp for car wash, MOT Bay and car sales renewed 2019 (19/00677/FUL) with condition to cease October 2021, so as not to prejudice the allocation. A condition requires all infrastructure associated with the car wash to be removed and the land restored to its former condition one month from the cessation of the use IBC meeting with site owner/developer in February 2021 to bring the site forward.



Site Reference	IP142
Name and Address of Site – (No. of dwellings)	Land at Duke Street (44, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Jaevee, Norwich
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Changed hands 19 <sup>th</sup> January 2020. Now controlled by a development company who will deliver through Devise Construction.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 17/00570/FUL approved 15/05/2019 for the erection of 44 residential units, two retail kiosks; on-site parking and open amenity area. Conditions being discharged: 19/00560/CON – contamination report discharged; 19/00695/CON - water efficiency and SAP circulation, materials and construction management plan discharged; 19/00886/CON – highway photographic condition survey discharged; 19/01063/CON - ecological management measures, cycle parking details landscaping discharged. Discharge of conditions is evidence that work to progress the site is moving forward to meet planned implementation.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed 14.1.19 and Deed of Variation signed 20 <sup>th</sup> November 2020 (see Appendix 12 – attach Deed of Variation)
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site has full planning permission and it is a cleared site laid down to grass. The owner has indicated that contractors are due to start on site in February 2021 (see email in Appendix 12). Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from approval (15/05/2019) to first completion. All the completions are shown in trajectory year 5 (2025/26), which allows sufficient timescale for site preparation and construction phases.
Start Date for house building, including Evidence to Support this	Site has full planning permission. The owner has indicated that contractors are due to start on site in February 2021 (see email in Appendix 12). Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from approval (15/05/2019) to first completion. All the completions are shown in trajectory year 5 (2025/26), which allows sufficient timescale for site preparation and construction phases.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): The trajectory rate is 44 dwellings in year 5 (2025/26). The site capacity is at the top end of the range for smaller sites and it is a flatted scheme. Therefore, in this case the build out rate is expected to exceed the 23dpa average.
Timescale for Completions, including Evidence to Support this	Site has full planning permission. <a href="#">Timescales based on Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Based on average of 18.9 months from approval (15/05/2019) to first completion and the expected build out rate, suggested trajectory completion date in year 5 (2025/26) is achievable.
Any Other Comments in Respect of Delivery	Conditions being discharged and variation to the Section 106 signed in November 2020. Site has full planning permission and a contractor is in place. The owner has indicated that construction will start early in 2021 (see email in Appendix 12). Work to progress the application has speeded up since the involvement of the development company delivering through Devise Construction. The Deed of Variation to the S106 has been signed and 19/01063/CON discharged since the new owner came on board in early January 2020. No reason to consider that this site will not be delivered as forecast.

Site Reference	IP143
Name and Address of Site – (No. of dwellings)	Former Norsk Hydro (85, low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Cheltenham Developments (Top Site) Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	The intention is to discharge the associated planning conditions to provide greater certainty before marketing the site - <a href="#">SoCG reference i24.1</a> . The specific review clause in the S016 relating the costs of site remediation have been resolved, following extensive initial costings from the applicant.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Outline PP: 17/00769/OUT approved 04/10/2019 and S106 signed. The site is also on the Brownfield Land Register. Based on the SoCG (i24.1) with the current owner dated October 2020 and subsequent discharge of clause 3 of the S106, anticipate sale and reserved matters applications during 2021.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed. See Section 106 discharge of clause 3 letter (01/12/20) (Appendix 13). Agreement of changes to the S106 is evidence that work to progress the site is moving forward to meet planned implementation.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	See Section 106 discharge of clause 3 letter (01/12/20) (Appendix 13). Significant survey work conducted as part of the planning application: ecological assessment report included; flood risk assessment; ground investigation; invertebrate survey; noise report; odour assessment report; reptiles survey and badger assessment report; remediation options study. No demolition needed other than breaking up hard standing. Contaminated Land survey completed and predicted remediation costs anticipated as per second schedule of S106 agreement. Based on the SoCG (i24.1) with the current owner dated October 2020 and subsequent discharge of clause 3 of the S106, anticipate sale and reserved matters applications during 2021. This allows 24 months for site preparation and house building to start to deliver first completions in year 3 2023/24. <a href="#">Housing Supplementary Evidence K6</a> (Table 7) indicates average timescale is 18.9 months from full approval to first completions).
Start Date for house building, including Evidence to Support this	Contaminated land survey completed and predicted remediation costs anticipated as per second schedule of S106 agreement. Based on the SoCG (i24.1) with the current owner dated October 2020 and subsequent discharge of clause 3 of the S106, anticipate sale and reserved matters applications during 2021. This allows 24 months for site preparation and house building to start to deliver first completions in year 3 2023/24 (Housing Supplementary Evidence K6 Table 7 indicates average timescale is 18.9 months from full approval to first completions).
Build Out Rate, including Evidence to Support this	Low density evidence on large sites in <a href="#">Housing Supplementary Evidence K6</a> (Table 4): Trajectory rate of 40 dwellings in year 3 (2023/24) and 45 dwellings in year 4 (2024/25) achievable based on average build out rate of 39dpa for low density (50 and over) sites (and maximum rate observed of 103dpa). Considerable background studies support this timescale, as substantial work has been done upfront.
Timescale for Completions, including Evidence to Support this	SoCG with developer (i24.1) agreed that delivery in years 3 (2023/24) and 4 (2024/25) is achievable. <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 39dpa (and maximum of 103dpa) supports completion of 85 dwellings over years 3 (2023/24) and 4 (2024/25) as achievable. Based on average of 18.9 months from

	full approval (anticipated year 1) to completion, suggested trajectory completion date of 2024/25 is achievable.
Any Other Comments in Respect of Delivery	Owner has undertaken ground investigation feasibility work and identified the costs associated with a remediation strategy to de-contaminate the land in accordance with S106, enabling this clause of the S106 to be discharged. The Council's approach to the site has taken account of the substantive costs for remediating the site contamination which are high, and therefore the developer has been released from their affordable housing obligation which helps support delivery.

Site Reference	IP150a
Name and Address of Site – (No. of dwellings)	Ravenswood UVW (96, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner Ipswich Borough Council /Developer: Handford Homes (Council's arms length house building company).
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	To be developed by Council's arms-length housebuilding company so marketing not necessary.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Planning application in for 96 dwellings: 20/00781/FUL due to go to Planning and Development Committee in March 2021. All surveys completed and submitted as supporting documentation. The site is also on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Draft S106 agreement already prepared and agreed through the current planning application ref. 20/00781/FUL. This will make the timetable quicker for delivery.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	The site is clear and laid down to grass, therefore, no site clearance needed. Lead-in programme start on site Q3 2021 (see Annex A for IBC Companies' Five Year Supply Table).
Start Date for house building, including Evidence to Support this	Lead-in programme start on site Q3 2021 (see IBC Companies' Five Year Supply Table Annex A).
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Handford Homes SoCG (i27)</a> and <a href="#">addendum (i27.1)</a> ; <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4, Table 5 and paragraph 3.2): Trajectory rate of 50 dwellings in year 2 (2022/23) and 46 dwellings in year 3 (2023/24) achievable based on average build out rate of 44dpa for medium density (50 and over) sites and maximum rate of 143dpa, and a record of delivery over short timescales of IBC developments once on site. See also IBC Companies' Five Year Supply Table (Annex A).
Timescale for Completions, including Evidence to Support this	<a href="#">SoCG addendum (i27.1)</a> agreed that delivery in years 2 (2022/23) and 3 (2023/24) is achievable. <a href="#">Housing Supplementary Evidence document ref. K6</a> (Tables 4, 5 and 7): Build out rate based on average of 44dpa suggests completion of 96 dwellings over years 2 (2022/23) and 3 (2023/24) is achievable. Based on average of 25.1 months from application (16/09/2020) to first completion, suggested trajectory first completion date of 2022/23 is achievable. As this is an IBC site, delivery likely to be faster. Table 5 indicates recent Council house building schemes of more than ten dwellings have seen fast delivery. IBC Companies' Five Year Supply Table (Annex A) also confirms completion during year 3 2023/24.
Any Other Comments in Respect of Delivery	Deferred by officers from 16 <sup>th</sup> December Planning Committee and now due to be considered on 10 <sup>th</sup> March 2021 with recommendation for approval.

Site Reference	IP150e
Name and Address of Site – (No. of dwellings)	Land South of Ravenswood (126, low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Ipswich Borough Council ( <a href="#">SoCG reference i26.1</a> ) Developer: transferred December 2020 to Handford Homes for build out phases (exempt report to Executive).
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Handford Homes to develop therefore no need for marketing. Currently in feasibility planning stage.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Housing numbers verified and reptile investigations completed. Pre-app planning submission being finalised (IBC Companies' Five Year Supply Table – Annex A). Planning application expected later 2021/2022 following pre-app 2021.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 Agreement Heads of Terms considered and to form part of the planning submission – Annex A. Timescale supported by <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average of 6.4 months from application (likely to be 2022) to approval indicates S106 signing by end of 2022.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Discussions ongoing with SCC Highways regarding access options and triggers at Ravenswood. Please refer to Ravenswood -Ipswich - Capacity Management Options document submitted during hearings by SCC setting out options for Ravenswood access ( <a href="#">document reference K11</a> ). The site is currently grassland, formerly forming part of Ipswich Airport. Therefore, no clearance is needed. Timescale based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application to first completion would allow for sufficient time for site preparation before first completion due in year 4 (2024/25) following application late 2021 or early 2022.
Start Date for house building, including Evidence to Support this	Start date first quarter of 2024 (IBC Companies Five Year Supply Table – Annex A).
Build Out Rate, including Evidence to Support this	Programme proposed using the experience of the similar project completed by IBC at Bader Close in 2015/16 - 8 phases proposed with full completion in 2027 <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 42 dwellings in year 4 (2024/25), 42 dwellings in year 5 (2025/26) and 42 dwellings in year 6 (2026/27) is achievable based on being close to the average build out rate of 39dpa for low density (50 and over) sites. Also, Table 5 indicates recent Council house building schemes of more than ten dwellings have seen fast delivery.
Timescale for Completions, including Evidence to Support this	Completion in 2027 agreed in <a href="#">SoCG (i26 and i26.1)</a> and more recent IBC Companies' Five Year Supply Table – Annex A. <a href="#">Housing Supplementary Evidence document ref. K6</a> (Tables 4, 5 and 7): Based on average of 25.1 months from full application to first completion and a build out rate close to the average, suggested trajectory first completion date of 2024/25 is achievable if application is submitted in 2021 or 2022. As this is an IBC site, delivery likely to be faster. Table 5 indicates recent Council house building schemes of more than ten dwellings have seen fast delivery.
Any Other Comments in Respect of Delivery	Site now being brought forward through the Council's arms length development company, Handford Homes.

Site Reference	IP161
Name and Address of Site – (No. of dwellings)	2 Park Road (14, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/Developer: Eyton Developments (Suffolk) Ltd Agent: Last and Tricker Partnership
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Developer already on board.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Site has full planning permission. Detailed PP: 19/00065/FUL approved 27/09/2019 - alterations and extensions to convert house into 14 flats.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed Sept 2019.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Conversion of existing building. Timescale based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7) and information from agent (Appendix 14): Average timescale of 18.9 months from full approval to first completion. Full PP granted 27/09/2019 and first completion in trajectory in year 3 (2023/24), which allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Application to discharge conditions to be submitted 2021 PP implementation late 2021. Email from agent (see Appendix 14).
Build Out Rate, including Evidence to Support this	1 year build out project. Email from agent (see Appendix 14) and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 14 dwellings in year 3 (2023/24), achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites. Agent's email confirms K6 projection.
Timescale for Completions, including Evidence to Support this	Completion due 22/23 1 year build out project. Email from agent (see Appendix 14) and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 14 dwellings in year 3 (2023/24) is achievable. Based on average of 18.9 months from full approval (27/09/2019) to first completion, suggested trajectory completion date of 2023/24 is achievable.
Any Other Comments in Respect of Delivery	PP implementation scheduled to start 2021 - Email from agent (see Appendix 14).

Site Reference	IP165
Name and Address of Site – (No. of dwellings)	Eastway Business Park (8)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Inland Homes
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site complete.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	13/00943/OUT and 17/00795/REM
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed 11.09.14 Payments received
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site complete.
Start Date for house building, including Evidence to Support this	Site complete.
Build Out Rate, including Evidence to Support this	Site complete.
Timescale for Completions, including Evidence to Support this	Site complete June 2020 (see aerial photo – Appendix 15).
Any Other Comments in Respect of Delivery	Site complete.

Site Reference	IP169
Name and Address of Site – (No. of dwellings)	23-25 Burrell Road (4)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Burrell Road Properties Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Development commenced and almost complete and homes being marketed for sale through rightmove – the property is called ‘Wentworth House’ <a href="https://www.rightmove.co.uk/properties/100129175#/">https://www.rightmove.co.uk/properties/100129175#/</a>
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP IP/16/01052/VC
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 not required
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Development commenced and almost complete.
Start Date for house building, including Evidence to Support this	Development commenced and almost complete.
Build Out Rate, including Evidence to Support this	Development commenced and almost complete.
Timescale for Completions, including Evidence to Support this	Development almost complete. Dwellings available for occupation (for sale on rightmove ‘Wentworth House’) <a href="https://www.rightmove.co.uk/properties/100129175#/">https://www.rightmove.co.uk/properties/100129175#/</a>
Any Other Comments in Respect of Delivery	Commenced and substantively complete <a href="https://www.rightmove.co.uk/properties/100129175#/">https://www.rightmove.co.uk/properties/100129175#/</a>



Site Reference	IP188
Name and Address of Site – (No. of dwellings)	Websters Sale Yard, Dock St (9, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: private individual
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site on the market with Exquisite Homes. Advised potential buyer has a 6 month option – looking to make pre-app for additional numbers of flats within same shell. <a href="https://www.rightmove.co.uk/commercial-property-for-sale/property-72018306.htm">https://www.rightmove.co.uk/commercial-property-for-sale/property-72018306.htm</a>
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Site has detailed PP: 19/00173/FUL approved 01/10/2019
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 not required
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	The site will need clearance before construction can begin. Based on timescales in the <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval to first completion which would include time for site preparation. Full PP granted 01/10/2019 and first completion in trajectory year 5 (2025/26), which allows sufficient timescale for site preparation. Given that the development has not yet commenced and the site is under option to a buyer, timescales will be longer than the average on this site and this is reflected in the trajectory showing delivery in year 5.
Start Date for house building, including Evidence to Support this	Timescale based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval (01/10/2019) to first completions allows sufficient time for start date to allow delivery in year 5 (2025/26).
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 9 dwellings in year 5 (2025/26), achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Timescale based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 9 dwellings in year 5 (2025/26) is achievable. Based on average of 18.9 months from full approval (01/010/2019) to first completion, suggested trajectory completion date of 2025/26 is achievable. As above, given that the development has not yet commenced and the site is under option to a buyer, timescales will be longer than the average on this site and this is reflected in the trajectory showing delivery in year 5.
Any Other Comments in Respect of Delivery	Site on the market with Exquisite Homes. Advised potential buyer has a 6 month option – looking to make pre-app for additional flats within same shell. <a href="https://www.rightmove.co.uk/commercial-property-for-sale/property-72018306.html">https://www.rightmove.co.uk/commercial-property-for-sale/property-72018306.html</a>

Site Reference	IP200
Name and Address of Site – (No. of dwellings)	Griffin Wharf, Bath Street (113 flats outstanding revised downwards to 71, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Persimmon Homes
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Already owned by Persimmon Homes ( <a href="#">SoCG i38</a> )
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 17/00382/FUL approved in June 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: 20/00747/FUL Phase 2b – this is lower density housing development (3-storey houses) on the southern half of the site, to replace the approved higher density scheme.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Detailed planning permission in place. Application in for alternative design of phase 2 (20/00747/FUL) submitted 01/09/2020. Timescales based on <a href="#">SoCG i38</a> and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 6.4 months from application (01/09/2020) to approval indicates S106 signing in first quarter of 2021.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	No site clearance needed. Phase 1 already underway.
Start Date for house building, including Evidence to Support this	Phase 1 underway and houses under construction - see aerial photo (Appendix 16). Application in for alternative design of phase 2 (20/00747/FUL). Timescales based on <a href="#">SoCG i38</a> and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application (01/09/2020) to first completion suggests start date in 2022 to achieve delivery of 35 dwellings in year 2 (2022/23).
Build Out Rate, including Evidence to Support this	Phase 1 (36 dwellings) anticipated for delivery within 6 months of commencement ( <a href="#">SoCG i38</a> ). Including all the 35 dwelling completions in phase 2 in one year of the trajectory is therefore reasonable given contractors already on site. SoCG i38 and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 36 dwellings within 6 months and 35 dwellings in year 2 (2022/23), achievable based on average build out rate of 44dpa for high medium density (50 and over) sites.
Timescale for Completions, including Evidence to Support this	Delivery of remaining 35 in year 2 agreed in <a href="#">SoCG with Persimmon Homes: i38</a> . <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application (01/09/2020) to first completion also indicates delivery of 35 dwellings in year 2 (2022/23) is achievable.
Any Other Comments in Respect of Delivery	Phase 1 already underway. See aerial photo (Appendix 16). 2 completions recorded by Valuation Office, November 2020

Site Reference	IP205
Name and Address of Site – (No. of dwellings)	Burton's, College Street (9, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/Developer: IBC ( <a href="#">SoCG i26</a> )
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Owner/Developer: IBC therefore marketing is not needed.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed/Outline (hybrid) PP: 19/00624/FPI3 issued 14/12/2020 full application for change of use of brick warehouse to leisure use, and outline application for change of use of concrete frame to provide A3-A5, B1, C3 up to 14 self-contained flats with roof terrace. N.B. capacity in trajectory of 9 dwellings reflects earlier SoCG ( <a href="#">SoCG i26</a> ). The site is also an adopted Local Plan allocation and on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 completed.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Work has already started with the warehouse building recently cleared. Work is scheduled to conclude on Gecko Theatre element November 2021 and move on to other uses immediately following. This site is not included in Annex A because the Council was awaiting the confirmation of the Arts Council Grant before progressing (now confirmed December 2020). Reserved matters expected later 2021 following this award. Timescales based on <a href="#">SoCG with IBC (i26)</a> Also informed by <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval to first completion. Outline PP granted 14/12/2020 and reserved matters expected later in 2021. Therefore, first completion in trajectory year 3 (2023/24) allows sufficient timescale for site preparation. This timescale allows first completion as projected in K6.
Start Date for house building, including Evidence to Support this	December 2021 start for non-theatre elements of project. Timescales based on <a href="#">SoCG with IBC (i26)</a> and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval (14/12/2020) to first completion indicates that there is sufficient time for site preparation and starting the conversion and extension work to enable delivery in year 3 (2023/24).
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">SoCG with IBC (i26)</a> and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 9 dwellings in year 3 (2023/24), achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Timescales based on <a href="#">SoCG with IBC (i26)</a> and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 9 dwellings in year 3 (2023/24) is achievable. Based on average of 18.9 months from full approval (14/12/2020) to first completion, the trajectory completion date of 2023/24 is achievable.
Any Other Comments in Respect of Delivery	Gecko Theatre has received funding of £499,000 Nov 2019 (Arts Council) and £247,152 Dec 2020 (also Arts Council) for the development of a new 'Creation Space' within the former Burtons Factory on the site as part of the mixed use development. Therefore, this part of the project is taking place first with the other elements programmed to follow directly afterwards.

Site Reference	IP206
Name and Address of Site – (No. of dwellings)	Cranfields (Mill House), College Street (10 remaining in 5-year supply, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Cardinal Lofts (Residential) Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Developer: Cardinal Lofts (Residential) Ltd
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Site has detailed PP: 16/00092/VC for an additional 27 flats within Block D1, giving a total of 43 flats of which 33 have been completed.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 completed
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Construction commenced and 33 dwellings completed. 16/00129/IN “Conversion of existing and erection of 3 new floors to form 43 residential units and 1 commercial unit. Block D1” – Approved Inspectors are Assent Building Control Ltd.  Work ongoing and remaining 10 expected 2021.
Start Date for house building, including Evidence to Support this	Construction commenced: 33 have been built, 10 remaining on top floor with completion expected 2021.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): A high density development of 44 dwellings total has an average build out rate of 23 dpa. Therefore, 10 dwellings in the current year is achievable.
Timescale for Completions, including Evidence to Support this	Construction commenced: 33 have been built; 10 remaining on top floor with completion expected in the current year.
Any Other Comments in Respect of Delivery	Commenced: 33 have been built; 10 remaining on top floors as an extension, with completions expected in the current year. Site therefore has evidence that it is being delivered.

Site Reference	IP218
Name and Address of Site – (No. of dwellings)	31-37 St Helens St (15 – 3 remaining – high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Hernlake Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Development commenced and largely complete.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Prior approval granted: 15/00422/P3JPA dated July 2015 – change of use from office to 13 x 2 bed and 2x 1 bed flats.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Development commenced.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Development commenced.
Start Date for house building, including Evidence to Support this	Development commenced and largely complete.
Build Out Rate, including Evidence to Support this	Build out rate of 3 dwellings in one year based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Small, higher density schemes average 23dpa completions therefore the development is achievable.
Timescale for Completions, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 3 dwellings in year 5 (2025/26) is achievable. Based on average of 18.9 months from full approval (06/07/2015) to first completion, suggested trajectory completion date in year 5 (2025/26) is achievable.
Any Other Comments in Respect of Delivery	Commenced and largely complete.

Site Reference	IP234
Name and Address of Site – (No. of dwellings)	Land adj 30 Gibbons Street (2, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Private individual Agent: Richard Vest
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Developed by owner
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	19/00062/FUL app for 3 terraced houses as alternative scheme for three storey block of 6 apartments under previous consent.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 not required
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Commenced - technical start on previously approved 3 storey block with 6 apartments.
Start Date for house building, including Evidence to Support this	Agent advised in <a href="#">planning statement</a> for 19/00062 (paragraph 1.3) application previous approval had commenced.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 2 dwellings in year 3 (2023/24) achievable based on average build out rate of 15dpa for medium density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 15dpa suggests completion of 2 dwellings in year 3 (2023/24) is achievable. Based on average of 25.1 months from application (16/01/2019) to first completion, suggested trajectory completion date in year 3 (2023/24) is achievable.
Any Other Comments in Respect of Delivery	Discussions between agent and IBC re. progressing the application to reduce scheme from 3 terraced houses to 2 semi-detached houses.

Site Reference	IP245
Name and Address of Site – (No. of dwellings)	12-12a Arcade St (14, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Arcade Street Limited
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Owner/developer: Arcade Street Limited, therefore no need to market the site.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 18/00899/FUL approved 6/9/2019
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 completed
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Conversion of existing building. Not constrained. Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval to first completion. Full PP granted 06/09/2019 and first completion in trajectory year 2 (2022/23), which allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval (06/09/2019) to first completion. Full PP granted 06/09/2019 and first completion in trajectory year 2 (2022/23), which allows sufficient timescale for site preparation and start for house building.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 14 dwellings in year 2 (2022/23) achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 15 dwellings in year 2 (2022/23) is achievable. Based on average of 18.9 months from full approval (06/09/2019) to first completion, suggested trajectory completion date in year 2 (2022/23) is achievable
Any Other Comments in Respect of Delivery	Conversion of existing building. Not constrained.

Site Reference	IP256
Name and Address of Site – (No. of dwellings)	Artificial Hockey Pitch, Ipswich Sports Club (28, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Ipswich Sports Club
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Currently under offer through Savills: <a href="https://www.realla.co.uk/details/20162841">https://www.realla.co.uk/details/20162841</a>
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 16/00987/ FUL dated 20 Sept 2018
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 completed.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site is clear – currently an all-weather pitch. Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval to first completion. Full PP granted 20/09/2018 and first completion in trajectory year 2 (2022/23). Longer than the average has been allowed for this site to deliver completions, to enable sufficient timescale for the condition to improve an existing pitch elsewhere to be discharged.
Start Date for house building, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7) and the circumstances of the site: Average timescale of 18.9 months from full approval (20/09/2018) to first completion includes time needed for site preparation and to start construction. A longer timescale is allowed for this site to enable sufficient timescale for the pitch related condition to be discharged. The site remains on course to deliver completions in year 3 (2023/24) and is currently under offer.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4) and market attractiveness of the area: Trajectory rate of 28 dwellings in year 3 (2023/24) achievable based on maximum build out rate of 33dpa (Orchard street precedent) for medium density (10-49 dwellings) sites – reflecting the site’s high market area location.
Timescale for Completions, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7) and the circumstances of the site: Build out rate based on maximum example of 33dpa suggests completion of 28 dwellings in year 3 (2023/24) is achievable, reflecting the site’s high market area location. Given the average of 18.9 months from full approval (20/09/2018) to first completion, suggested trajectory completion date in year 3 (2023/24) is achievable, and allows time for requirements for off-site pitch improvements to be met.
Any Other Comments in Respect of Delivery	Ongoing discussions around the trigger point for the off-site pitch improvements. Currently under offer through Savills: <a href="https://www.realla.co.uk/details/20162841">https://www.realla.co.uk/details/20162841</a> This is a high value market area as identified through the Whole Plan Viability Report and there is every expectation that once the off-site pitch improvements are agreed it will move forward quickly. Pitch improvements likely to occur after the sale is complete.



Site Reference	IP268
Name and Address of Site – (No. of dwellings)	9, Burlington Rd (2 remaining from larger scheme)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Private Individual
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site almost complete (see aerial photo – Appendix 17)
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 13/00625/FUL Conversion of former nursing home to houses and flats – 5 houses and 4 flats.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Site almost complete (see aerial photo – Appendix 17)
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	All houses and two flats completed early in the scheme (see aerial photo – Appendix 17).
Start Date for house building, including Evidence to Support this	Commenced
Build Out Rate, including Evidence to Support this	Site almost complete (see aerial photo – Appendix 17) – 1 completed and 1 outstanding (Council Tax information - confidential).
Timescale for Completions, including Evidence to Support this	Site almost complete (see aerial photo – Appendix 17)
Any Other Comments in Respect of Delivery	Site almost complete, therefore no doubts about delivery.

Site Reference	IP274
Name and Address of Site – (No. of dwellings)	Old Norwich Road, rear of Maypole PH (11 – low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Site is owned by development company
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site is due to be sold once Section 106 finalised
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Resolution to grant detailed PP: 16/00763/FUL  The site is also on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Agent moving towards final resolution of the outstanding S106 issues. Minor amendment to layout received April 2020 indicates that site is moving forward.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application (12/08/2016) to first completion. First completion in trajectory year 2 (2022/23), which allows sufficient timescale for site preparation. K6 timings affected by owner dispute on this site.
Start Date for house building, including Evidence to Support this	Outstanding S106 issues resolved and sale of the site ongoing (phone call with agent 23/12/20). Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application (12/08/2016) to first completion indicates realistic start date in 2021/22 to allow for delivery in year 2 (2022/23).
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 11 dwellings in year 2 (2022/23) achievable based on average build out rate of 20dpa for low density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 20dpa suggests completion of 11 dwellings in year 2 (2022/23) is achievable. Based on average of 25.1 months from application (12/08/2016) to first completion, suggested trajectory completion date in year 2 (2022/23) is achievable.
Any Other Comments in Respect of Delivery	Site is due to be sold once Section 106 finalised

Site Reference	IP279a
Name and Address of Site – (No. of dwellings)	Bibb Way (office conversion) (78, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: IBC Developer: Ipswich Borough Assets Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Owner: IBC Developer: Ipswich Borough Assets Ltd, therefore marketing not necessary. Contract scheduled to be awarded mid-2021. ( <a href="#">IBA SoCG i25</a> and <a href="#">addendum i25.1</a> , and Annex A).
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP in place: 18/00470/P 3JPA (104 dwellings – prior approval) approved 20/07/18 However, a new application is expected because of a reduction in housing numbers for this element of the overall scheme. N.B. Although the capacity of the conversion element of the scheme is reducing, the overall site capacity has increased by 1 dwelling to 150 dwellings. Detailed pre-app being considered by LPA 20/00073/PREAPP for all three elements of this site (office conversion ‘a’ and new builds ‘b’ and ‘c’). This will be submitted as a hybrid application. Planning Submission is programmed for first quarter of 2021, though this may be brought forward by up to 4 weeks depending on the outcome of the pre-application meetings (Annex A). The site is also on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 Agreement to be negotiated and terms agreed as part of the Pre App and Planning Application process (Annex A refers).
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Tender has been awarded for demolition and strip out works due to take place Jan-April 2021 (Annex A). £9.29m in place for delivery of this element of the scheme (see Annex A)
Start Date for house building, including Evidence to Support this	Start date first quarter of 2022. Timescales based on <a href="#">Ipswich Borough Assets SoCG (i25)</a> & <a href="#">addendum (i25.1)</a> and Annex A).
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Ipswich Borough Assets SoCG (i25)</a> & <a href="#">addendum (i25.1)</a> , Annex A and <a href="#">Housing Supplementary Evidence document K6</a> (Table 4): Trajectory rate of 78 dwellings in year 2 (2022/23) achievable based on average build out rate of 69dpa for high density (50 and over) sites. The build out rate sits well below the maximum rate of 250dpa for larger high density schemes and reflects the finding that larger prior approval conversions observed in Ipswich have been delivered over short timescales (para. 3.2).
Timescale for Completions, including Evidence to Support this	Construction in 3 phases all due to complete first quarter of 2023, evidence document Annex A and <a href="#">Ipswich Borough Assets SoCG (i25)</a> & <a href="#">addendum (i25.1)</a> . IBC new build developments have quick build out rate e.g. Bader Close: 103 completed in a single year ( <a href="#">K6</a> , paragraph 3.2 and Table 5). Having negotiated the scope and heads of agreement for the S106 will ensure speedy processing of the planning application to support anticipated delivery of the overall site.
Any Other Comments in Respect of Delivery	New application (because of reduction in housing numbers for this element of the overall scheme) due by the end of the first quarter of 2021. Detailed pre-app for the whole site being considered with LPA, SCC and the Police - 20/00073/PREAPP. Taking a comprehensive approach to the site and submitting a hybrid planning application, together with already having negotiated the terms and heads of agreement for the S106 plus the

	wider Bibb Way site having a pre-app with a development team approach will help ensure that anticipated delivery will take place as planned.
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Site Reference	IP279b
Name and Address of Site – (No. of dwellings)	Former BT, Bibb Way (north) (35, medium density at higher end of range)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: IBC Developer: Ipswich Borough Assets Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Owner: IBC Developer: Ipswich Borough Assets Ltd Contract scheduled to be awarded mid-2021. ( <a href="#">IBA SoCG i25</a> and <a href="#">addendum i25.1</a> and Annex A)
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed pre-app being considered by LPA 20/00073/PREAPP for all three elements of this site (office conversion and new build). Planning Submission is programmed for first quarter of 2021, though this may be brought forward by up to 4 weeks depending on the outcome of the pre-application meetings (Annex A). The site is also on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 Agreement to be negotiated and terms agreed as part of the Pre App and Planning Application process (Annex A).
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Some building clearance needed adjacent to Handford Road. Demolition and strip out works to commence first quarter of 2021 and programmed for completion by the end of April 2021. £7.42m in place for delivery of this element of the scheme. (See IBC Companies' Spreadsheet, Annex A.)
Start Date for house building, including Evidence to Support this	Development due to commence third quarter of 2021. Timescales based on <a href="#">Ipswich Borough Assets SoCG (i25)</a> & <a href="#">addendum (i25.1)</a> and Annex A to this table (IBC Companies' Five Year Supply Programme).
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Ipswich Borough Assets SoCG (i25)</a> & <a href="#">addendum (i25.1)</a> . Supported by <a href="#">Housing Supplementary Evidence document K6</a> (Table 4, Table 5, paragraph 3.2): Considering the two new-build elements of this site together (IP279b and c), the total delivery of 72 dwellings in one year is a higher build out rate than the average of 44dpa for larger medium density schemes, but well within the maximum of 143dpa. In addition, recent Council house building schemes have shown fast delivery, an example being Bader Close where 103 houses were delivered in one year. More recently, the Tooks Development (IP005) is being completed 2021-21 with 60 dwellings. This shows that IBC can deliver schemes quickly once on site.
Timescale for Completions, including Evidence to Support this	Construction in 3 phases all due to complete first quarter of 2023, evidence document Annex A and <a href="#">Ipswich Borough Assets SoCG (i25)</a> & <a href="#">addendum (i25.1)</a> . IBC new build developments have quick build out rate e.g. Bader Close: 103 completed in a single year ( <a href="#">K6</a> , paragraph 3.2 and Table 5).
Any Other Comments in Respect of Delivery	Detailed pre-app being considered with LPA, SCC and the Police - 20/00073/PREAPP and planning submission is programmed for first quarter of 2021. Taking a comprehensive approach to the site and submitting a hybrid planning application, together with already having negotiated the terms and heads of agreement for the S106 plus the wider Bibb Way site having a pre-app with a development team approach will help ensure that anticipated delivery will take place as planned.

Site Reference	IP279c
Name and Address of Site – (No. of dwellings)	Former BT, Bibb Way (south) (37, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: IBC Developer: Ipswich Borough Assets Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Owner: IBC Developer: Ipswich Borough Assets Ltd Contract scheduled to be awarded mid-2021. ( <a href="#">IBA SoCG i25</a> and <a href="#">addendum i25.1</a> and Annex A)
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed pre-app being considered by LPA 20/00073/PREAPP Planning Submission is programmed for first quarter of 2021, though this may be brought forward by up to 4 weeks depending on the outcome of the pre-application meetings (Annex A). The site is also on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 Agreement to be negotiated and terms agreed as part of the Pre App and Planning Application process (Annex A refers).
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Southern site is former car park, so no building clearance needed. Same timetable for site preparation as sites a and b - commence first quarter 2021 and programmed for completion by the end of April 2021. £6.03m in place for delivery of this element of the scheme. (See IBC Companies' spreadsheet, Annex A).
Start Date for house building, including Evidence to Support this	Development due to commence third quarter of 2021. Timescales based on <a href="#">Ipswich Borough Assets SoCG (i25)</a> & <a href="#">addendum (i25.1)</a> and Annex A.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Ipswich Borough Assets SoCG (i25)</a> & <a href="#">addendum (i25.1)</a> and <a href="#">Housing Supplementary Evidence document K6 (Table 4, Table 5, paragraph 3.2)</a> : Considering the two new-build elements of this site together (IP279b and c), the total delivery of 72 dwellings in one year is a higher build out rate than the average of 44dpa for larger medium density schemes, but well within the maximum of 143dpa. In addition, recent Council house building schemes have shown fast delivery, an example being Bader Close where 103 houses were delivered in one year. More recently, the Tooks Development (IP005) is being completed 2021-21 with 60 dwellings. This shows that IBC can deliver schemes quickly once on site.
Timescale for Completions, including Evidence to Support this	Construction in 3 phases all due to complete first quarter of 2023, evidence document Annex A and <a href="#">Ipswich Borough Assets SoCG (i25)</a> & <a href="#">addendum (i25.1)</a> . IBC new build developments have quick build out rate e.g. Bader Close: 103 completed in a single year ( <a href="#">K6</a> , paragraph 3.2 and Table 5).
Any Other Comments in Respect of Delivery	Detailed pre-app being considered with LPA, SCC and the Police - 20/00073/PREAPP and planning submission is programmed for first quarter of 2021. Taking a comprehensive approach to the site and submitting a hybrid planning application, together with already having negotiated the terms and heads of agreement for the S106 plus the wider Bibb Way site having a pre-app with a development team approach will help ensure that anticipated delivery will take place as planned

Site Reference	IP280
Name and Address of Site – (No. of dwellings)	Westerfield House Humber Doucy Lane (corrected to 156 – was 154 – medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer/Landowner: Khan & Co 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). There is also evidence from previous applications that the owner/developer builds out quickly
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site being brought forward by land owner. Marketing of site and contract with housebuilder not required.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	The site benefits from full planning permission for 38 additional bedrooms and 7 assisted living residential units (14/01039/FUL approved 24/07/15) and outline consent for 147 assisted living units and 2 staff / director dwellings (18/00526/OUT approved 23.10.19). The owner is actively progressing reserved matters under pre-app 20/00019/pre app with a view to submission of a reserved matters application at the end of the first quarter of 2021 (see <a href="#">SoCG i20</a> ).
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 on outline pp (18/00526/OUT) completed. 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 ( <a href="#">SoCG i20</a> ).
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	No site clearance needed. Timescales as set out in <a href="#">SoCG i20</a> .
Start Date for house building, including Evidence to Support this	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. With regard to outline consent for 147 assisted living units and 2 staff/director dwellings (18/00526/OUT), the developer is working on the assumption of securing reserved matters permission for the development in the second quarter 2021 and discharge of pre-commencement conditions by the end of 2021, allowing work to start on the site in early 2022 (see <a href="#">SoCG i20</a> ).
Build Out Rate, including Evidence to Support this	The site is anticipated to deliver 7 dwellings and 38 additional residential beds for care in the current year (2020/21) (14/01039/FUL). For application 18/00536 the site is anticipated to deliver 50 units in 2023/24, 65 units in 2024/25 and 34 in 2025/26. Delivery rates as set out in <a href="#">SoCG (i20)</a> . These are supported by the Housing Supplementary Evidence K6 (Table 7) which indicates an average build out rate for larger medium density developments of 44dpa and a maximum of 143dpa. The build out rate expected at this site sits just above the average.
Timescale for Completions, including Evidence to Support this	The site is anticipated to deliver 5 dwellings and 38 additional residential beds for care in the current year (2020/21) (14/01039/FUL). For application 18/0526/OUT work is anticipated to start in 2022/23, allowing 50 units to be completed in 2023/24, 65 units in 2024/25 and 34 in 2025/26. Agreed with developer in <a href="#">SoCG (i20)</a> .
Any Other Comments in Respect of Delivery	The owner/developer has a track record of delivery and has confirmed that the current economic climate is not affecting delivery timescales. Aerial photo showing commencement on part of site – Appendix 18. SoCG timescales are being met.

Site Reference	IP283
Name and Address of Site – (No. of dwellings)	25 Grimwade St (14 – medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: DBS Contracting Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	The site is already in the hands of a developer – DBS Contracting Ltd
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 17/00049 - Proposed Erection of 12 Dwellings, 2 Flats and 4 Offices after demolition of existing buildings granted 23.8.2018 & 18/01098/FUL (education to replace office element) approved February 2019. Conditions being discharged – 19/0106/CON piling risk assessment discharged Jan 2020; 20/00565/CON (archaeology, construction management plan and highways photographic survey) discharged November 2020; 20/00596/CON (landscape and trees - pending) and 20/00667/CON (ecology – Oct 2020).
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed August 2018, site has full pp.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site requires archaeological investigation which had been completed and approved by Suffolk Archaeology. Existing vacant building will need demolition.  Timescales have been a little slower than the averages set out through the <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval (February 2019 for both elements of the scheme) to first completion. This is in part down to the education use application site being split from the original combined site. However, conditions are now being discharged and the first completions in trajectory year 2 (2022/23) allow sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Timescales have been a little slower than the averages set out through the <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval (February 2019 for both elements of the scheme) to first completion. This is in part down to the education use application site being split from the original combined site. However, conditions are now being discharged and the first completions in trajectory year 2 (2022/23) allow sufficient timescale for site preparation and a start for house building during 2021.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 14 dwellings in year 2 (2022/23) achievable based on average build out rate of 15dpa for medium density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	The start was delayed by a change to the non-residential element of the scheme. However, conditions are now being discharged (most recent November 2020 and one application pending). Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 15dpa suggests completion of 14 dwellings in year 2 (2022/23) is achievable. Based on average of 18.9 months from full approval (February 2019 ) to first completion, suggests that the programme is slightly behind the average timescales, but trajectory completion date in year 2 (2022/23) is achievable.
Any Other Comments in Respect of Delivery	Site progressing, conditions discharged for archaeology for both elements evidencing investment by the developer to build out.



Site Reference	IP285
Name and Address of Site – (No. of dwellings)	Land rear 28-50 Freehold Rd (5, low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Stone Crest Homes Ltd Agent: Last and Tricker
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	The site is already in the hands of a developer – Stone Crest Homes
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 19/00737/FUL approved 18/10/2019 (Erection of 5 dwellings with associated vehicular access and external works).
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	No S106 required
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site cleared and development commenced March 2020. Building Control Records (20/00243/DOM) indicate that all 5 units have been completed, between 16/12/2020 and 25/1/2021.
Start Date for house building, including Evidence to Support this	Site cleared and development commenced March 2020 (see aerial photo – Appendix 19).
Build Out Rate, including Evidence to Support this	Agent anticipates that all 5 units will be completed in early 2021 (phone call with agent 22.12.20). This has been confirmed by Building Control inspection records that all dwellings are now completed (completed between 16/12/20 and 25/1/20) Also <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 5 dwellings in year 1 (2021/22) achievable based on average build out rate of 20dpa for low density (10-49 dwellings) sites. The build out supports K6 forecast as accurate.
Timescale for Completions, including Evidence to Support this	Agent anticipates that all 5 units will be completed in early 2021 (phone call with agent 22.12.20). This has now been confirmed by building control inspection records as being built out (20/00243/DOM). Also <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Based on average of 18.9 months from full approval (18/10/2019) to first completion, suggested trajectory completion date in year 1 (2021/22) is achievable
Any Other Comments in Respect of Delivery	Agent anticipates that all 5 units will be completed in early 2021 (phone call with agent 22.12.20 and aerial photo, Appendix 19). Build out confirmation through Building Control records also confirms the accuracy of low density build out projection rate in the trajectory and the Housing Supplementary Evidence K6.

Site Reference	IP307
Name and Address of Site – (No. of dwellings)	Princes of Wales Drive (15, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: East of England Cooperative Society Developer: Orwell Housing
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Developer already on board – application made by Orwell Housing (planning application ref. 20/00367/FUL)
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	20/00367/FUL application submitted and pending decision (anticipated to be determined Spring 2021) - original application for 18 dwellings reduced to 15 dwellings through submission of revised plans in September 2020. The site is also on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 will be required – timing based on <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Average timescale of 6.4 months from application (06/05/2020 revised 16/09/20) to approval indicates S106 signing in first quarter 2021.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Will need to submit details pursuant to conditions. Site will require demolition of existing vacant shop units. Timescales based on <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Average timescale of 25.1 months from application (06/05/2020 and revised 16/09/20) to first completion. First completion in trajectory year 2 (2022/23), which allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document K6</a> (Table 7): Average timescale of 25.1 months from application (06/05/2020 and revised 16/09/20) to first completion indicates start date in 2021/2022 to allow for delivery in year 2 (2022/23).
Build Out Rate, including Evidence to Support this	All 15 in one year - <a href="#">Housing Supplementary Evidence document K6</a> (Table 4): Trajectory rate of 15 dwellings in year 2 (2022/23) achievable based on average build out rate of 15dpa for medium density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Application under consideration. <a href="#">Housing Supplementary Evidence document K6</a> (Table 4 and 7): Build out rate based on average of 15dpa suggests completion of 15 dwellings in year 2 (2022/23) is achievable. Based on average of 25.1 months from application (06/05/2020 and revised 16/09/20) to first completion, suggested trajectory completion date in year 2 (2022/23) is achievable
Any Other Comments in Respect of Delivery	Pre-app discussions have taken place with positive outcome. Applicant public consultation undertaken in 2019/2020 and application awaiting determination. Orwell Housing Association have a good reputation as an RSL on housing delivery within the region.

Site Reference	IP309
Name and Address of Site – (No. of dwellings)	Former Bridge Ward Social Club (15, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/Developer: Northern section IBC, southern section Austin Street Projects Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	The site is already controlled by developers: Austin Street Projects Ltd is a house building company and IBC has its own development company.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	IBC and Austin Street Projects met on 6 <sup>th</sup> Jan 2021: positive discussions between IBC and adjacent owner’s agent about bringing forward the larger, combined site. Agent is due to meet the architect client next week about preparing drawings for a comprehensive scheme. Full application expected on basis of 19/01143/FUL and is standard practice for IBC sites. Southern section has already been through pre-application process. Application expected 2021/22. Withdrawn application 19/01143/FUL was supported by evidence such as archaeological report. The site is also on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 will be required – timing based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 6.4 months from application (expected 2021/22) to approval indicates S106 signing in 2022.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	No demolition or relocation required. Much of the site was previously a social club and bowling green. Site cleared of former social club in 2018.
Start Date for house building, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application (expected 2021/22) to first completion indicates start date in 2023/24 to allow for delivery in year 4 (2024/25).
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 15 dwellings in year 4 (2024/25) achievable based on average build out rate of 15dpa for medium density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Completions in year 4 2024/25 <a href="#">based on Housing Supplementary Evidence ref. K6</a> (Table 4 and 7): Build out rate based on average of 15dpa suggests completion of 15 dwellings in year 4 (2024/25) is achievable. Based on average of 25.1 months from application (expected 2021/22) to first completion, suggested trajectory completion date in year 4 (2024/25) is achievable.
Any Other Comments in Respect of Delivery	Planning application on southern portion withdrawn 19/01143/FUL due to access issues which are now capable of resolution through access from west side. The two landowners are supportive and have met to discuss a joint application.

Site Reference	IP333
Name and Address of Site – (No. of dwellings)	Land rear 133 Valley Rd (7, low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Pajoma Limited
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site has full planning permission and developer already progressing site work.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Site has full planning permission. Detailed PP: 19/00325/FUL approved 31/05/19
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 not required.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site clearance (of vegetation) has taken place (aerial survey 2020 – see Appendix 20).
Start Date for house building, including Evidence to Support this	Verbal conversation with agent Dec 2020 – applicant looking to discharge conditions in 2021 with start late 2021/ early 2022. See Appendix 20 showing site clearance.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 7 dwellings in year 2 (2022/23) achievable based on average build out rate of 20dpa for low density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Timescale based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 20dpa suggests completion of 7 dwellings in year 2 (2022/23) is achievable. Based on average of 18.9 months from full approval (13/05/2019) to first completion, suggested trajectory completion date in year 2 (2022/23) is achievable.
Any Other Comments in Respect of Delivery	Arboricultural report, land contamination report and road safety audit submitted with the application. Start date projected to late 2021/early 2022 Developer cleared the site in preparation for start – see Appendix 20.

Site Reference	IP354
Name and Address of Site – (No. of dwellings)	72 (Old Boatyard) Cullingham Road (24 in trajectory; application for 14, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Private individuals Developer: Stone Crest Homes Ltd Agent: Vision Design and Planning Consultants
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Developer making planning application: Stone Crest Homes Ltd
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Application validated: IP/20/01049/FUL - December 2020 for 14 dwellings (houses). Thirteen week target date 16 <sup>th</sup> March 2021. The site is also on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 will be required – timing based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 6.4 months from application (15/12/2020) to approval indicates S106 signing in 2021.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site will need clearance and remediation. Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application (15/12/2020) to first completion. First completion in trajectory year 3 (2023/24), which allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Timescale based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application (15/12/2020) to first completion indicates that there is sufficient time to allow for delivery in year 3 (2023/24).
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> – Table 4: The average build out rate for smaller, medium density sites (10-49 dwellings) is 15dpa, with a maximum of 33dpa. The rate assumed for this site sits between these figures and is considered achievable on this basis.
Timescale for Completions, including Evidence to Support this	Timescale based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average and maximum rates for smaller, medium density sites (see above) suggests completion of 24 dwellings in year 3 (2023/24) is achievable. Based on average of 25.1 months from application (15/12/2020) to first completion, suggested trajectory completion date in year 3 (2023/24) is achievable.
Any Other Comments in Respect of Delivery	Application submitted for 14 dwellings. Still in trajectory for 24 dwellings – any change to capacity would be picked up 1 <sup>st</sup> April 2021, after the decision is made. This is a new allocation in the emerging Local Plan and the application shows active market interest.

Site Reference	IP355
Name and Address of Site – (No. of dwellings)	77-79 Cullingham Road (6, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/Developer: Universal Property Ltd. Agent: Ben Willis, Vision DPC
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Existing business looking to downsize and relocate. The site has been marketed for sale as commercial use for approx. 2 years before current owner took control of the site with a view to residential development
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Pre-app process took place in May 2020. Email from agent on 25/01/2021 confirms planning application submission in February/March 2021 (Appendix 21). The site is also on the Brownfield Land Register.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Development is for less than 10 dwellings so S106 unlikely to be required.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Informally, owner looking to commence works in Q3 2021. Assuming a planning application 2021, timescales reflect <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application (expected 2021) to first completion. First completion in trajectory year 3 (2023/24), which allows sufficient timescale for site preparation. Table 7 also indicates proven delivery of only 10 months from application to completion in the Borough.
Start Date for house building, including Evidence to Support this	Informally, owner looking to commence works in Q3 2021. Assuming a planning application 2021, timescales reflect <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 25.1 months from application (expected 2021) to first completion indicates start date in 2022/23 to allow for delivery in year 3 (2023/24). Table 7 also indicates proven delivery of only 10 months from application to completion in the Borough.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 6 dwellings in year 3 (2023/24) achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Anticipate completion of the site 2023 – 2024. Based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 6 dwellings in year 3 (2023/24) is achievable. Based on average of 25.1 months from application (expected 2021) to first completion, suggested trajectory completion date in year 3 (2023/24) is achievable.
Any Other Comments in Respect of Delivery	Pre-application discussions took place May 2020.

Site Reference	IP358
Name and Address of Site – (No. of dwellings)	Saxon House, 1 Cromwell Square (34, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Gold & Amber Properties M11 Limited Agent Brewster Bye Architects
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Already in hands of Gold and Amber Properties Limited – development company
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Site has prior approval: 18/00374/P3JPA for 34 flats
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Site has prior approval.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Planning permission for conversion of office, so no demolition or significant site clearance work required.
Start Date for house building, including Evidence to Support this	Development complete <a href="http://www.brewsterbye.co.uk/news/projects/saxon-house-ipswich">http://www.brewsterbye.co.uk/news/projects/saxon-house-ipswich</a> Initial Building Control Notice – Appendix 22.
Build Out Rate, including Evidence to Support this	Development complete <a href="http://www.brewsterbye.co.uk/news/projects/saxon-house-ipswich">http://www.brewsterbye.co.uk/news/projects/saxon-house-ipswich</a>
Timescale for Completions, including Evidence to Support this	Development complete <a href="http://www.brewsterbye.co.uk/news/projects/saxon-house-ipswich">http://www.brewsterbye.co.uk/news/projects/saxon-house-ipswich</a>
Any Other Comments in Respect of Delivery	Site complete. Clearly there are no issues regarding site delivery.

Site Reference	IP360
Name and Address of Site – (No. of dwellings)	2 Turret Lane (6, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/Developer: St Barts Residence Agent: Philip Morphy Architects
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Owner plans to develop
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Prior approval granted: 18/00496/P3JPA approved 16/07/2018
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	No Section 106
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Conversion of office space. Planning permission for conversion of office, so no demolition or significant site clearance work required.
Start Date for house building, including Evidence to Support this	<a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval (16/07/2018) to first completion indicates start date in 2020/21 is realistic.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 6 dwellings in year 2020/21 achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 6 dwellings in year 2020/21 is achievable. Based on average of 18.9 months from approval (16/07/2018) to first completion, suggested trajectory completion date in year 2020/21 is achievable.
Any Other Comments in Respect of Delivery	Development needs to be completed within 3 years to comply with prior notification procedures.



Site Reference	IP361
Name and Address of Site – (No. of dwellings)	3-4 Lower Brook Mews (6, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Agent: Last and Tricker Partnership Prior approval application
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Last and Tricker Partnership
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Prior approval granted: 18/00549/P3JPA approved 14/08/2018
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	No Section 106
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Planning permission for conversion of office, so no demolition or significant site clearance work required.
Start Date for house building, including Evidence to Support this	2021 to complete within prior approval timescale.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 6 dwellings in year 1 (2021/22) achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Have to be completed by August 2021 to comply with prior notification procedures. Timescales based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 6 dwellings in year 1 (2021/22) is achievable. Based on average of 18.9 months from approval (14/08/2018) to first completion, suggested trajectory completion date in year 1 (2021/22) is achievable.
Any Other Comments in Respect of Delivery	Prior approval remains valid.

Site Reference	IP362
Name and Address of Site – (No. of dwellings)	39 Princes Street (15, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner/Applicant: Bannerchoice Developments Ltd.
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Already in the hands of a developer so not required: Bannerchoice Developments Ltd
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Prior approval granted and detailed pp for mansard extension: 18/00675/P3JPA (18/09/18), 19/00804/P 3JPA - 12 apartments (29/10/19) & 19/00901/F UL (a/c 16/12/2019). Current application for roof extension to revise roof extension to provide 4 flats 20/00908/FUL (submitted October 2020)
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	No s106 required
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Upwards extension, no groundworks required.
Start Date for house building, including Evidence to Support this	See Initial Notice (Appendix 23) - validated Sep 2020 – development commenced.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 15 dwellings in year 1 (2021/22) achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Completion expected December 2021. Building Control evidence of start and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 15 dwellings in year 1 (2021/22) is achievable. Based on average of 18.9 months from approval (16/12/2019) to first completion, suggested trajectory completion date in year 1 (2021/22) is achievable.
Any Other Comments in Respect of Delivery	20/00592/IN (Building Regs notice of commencement) Appendix 23. Delivery activity gives assurance regarding meeting delivery tests

Site Reference	IP363
Name and Address of Site – (No. of dwellings)	34 Foundation Street (14, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Stone Crest Homes Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Already in the hands of a developer so not required: Stone Crest Homes Ltd
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Prior approval granted and Detailed PP: 18/00685/P3JPA & 19/00202/FUL (12 plus 2 dwellings) 20/00578/CON Discharge of condition 6, relating to details of noise level commissioning test. Approved 4.9.20.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	No s106 required
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site preparation works complete
Start Date for house building, including Evidence to Support this	Complete.
Build Out Rate, including Evidence to Support this	Dwellings completed Sept 2020
Timescale for Completions, including Evidence to Support this	All flats complete and for sale Sept 2020. <a href="https://www.rightmove.co.uk/properties/96805190/">https://www.rightmove.co.uk/properties/96805190/</a>
Any Other Comments in Respect of Delivery	All flats completed Sept 2020, therefore no delivery issues.

Site Reference	IP364
Name and Address of Site – (No. of dwellings)	28-32 Museum Street (9, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Highbourne Homes
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Highbourne Homes already on board and development being marketed <a href="https://highbournehomes.co.uk/museum-street-apartments/">https://highbournehomes.co.uk/museum-street-apartments/</a> Work commenced 2017 and stalled. Project taken over by current developer 2018 and is in the process of being delivered (Building Control reference <a href="https://www.gov.uk/building-control-reference/19/00305/IN">19/00305/IN</a> ).
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 18/01063/FUL (appr 8/3/19) & 19/00911/VC (appr 5/12/19)
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	No s106 required
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Flats being marketed <a href="https://highbournehomes.co.uk/museum-street-apartments/">https://highbournehomes.co.uk/museum-street-apartments/</a>
Start Date for house building, including Evidence to Support this	Project being delivered.
Build Out Rate, including Evidence to Support this	Currently building out and the 9 dwellings are being marketed.
Timescale for Completions, including Evidence to Support this	Apartments being marketed by Highbourne Homes Ltd: <a href="https://highbournehomes.co.uk/museum-street-apartments/">https://highbournehomes.co.uk/museum-street-apartments/</a> Building Control evidence of commencement 2019
Any Other Comments in Respect of Delivery	Building Regs notice of commencement received 19/00305/IN, therefore no doubts concerning delivery evidence

Site Reference	IP365
Name and Address of Site – (No. of dwellings)	15-17 Princes Street (14, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Applicant/owner: Private individual Agent: KLH Architects
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Project has already commenced (email from agent 23.12.20 – Appendix 24)
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Prior approval granted: 18/01070/P3JPA (a/c 23rd Jan 2019) – change of use of upper floors to residential.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	No s106 required
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	No pre-commencement conditions and change of use so no significant prep works required.  Project has already commenced (email from agent 23.12.20, Appendix 24)
Start Date for house building, including Evidence to Support this	Project has already commenced (email from agent 23.12.20, Appendix 24)
Build Out Rate, including Evidence to Support this	All completions expected 2021/22 – based on discussion with agent December 2020 (Appendix 24) , prior approval procedures and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 14 dwellings in year 1 (2021/22) achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Completions expected 2021/22 – based on discussion with agent December 2020 (Appendix 24), prior approval procedures and <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 14 dwellings in year 1 (2021/22) is achievable. Based on average of 18.9 months from approval (23/01/2019) to first completion, suggested trajectory completion date in year 1 (2021/22) is achievable.
Any Other Comments in Respect of Delivery	All completions expected 2021/22 in accordance with suggested trajectory and Housing Evidence K6.

Site Reference	IP366
Name and Address of Site – (No. of dwellings)	6 Lower Brook Street (8, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Applicant: Sia Places Ltd. Agent: Last and Tricker Partnership
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Not applicable. The site is being developed by the applicant Sai Places Ltd.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 19/00028/FUL (approved 5/4/19)
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	No S106 required.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Planning permission for change of use from offices to eight flats, no demolition or substantial clearance required.
Start Date for house building, including Evidence to Support this	Site currently under construction. Work commenced early 2020 (see electric installation notice – Appendix 25)
Build Out Rate, including Evidence to Support this	Trajectory expects all 8 units to be completed 2021/22 based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 8 dwellings in year 1 (2021/22) achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites. Supported by phone call with agent 22/12/20 confirming completions expected in early 2021.
Timescale for Completions, including Evidence to Support this	Trajectory assumes 2021/22 based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 8 dwellings in year 1 (2021/22) is achievable. Based on average of 18.9 months from approval (05/04/2019) to first completion, suggested trajectory completion date in year 1 (2021/22) is achievable. Supported by phone conversation with agent 22/12/20 confirming early 2021.
Any Other Comments in Respect of Delivery	Under construction therefore no delivery issues regarding this site and conforms with expectations of the trajectory and Housing Evidence K6.

Site Reference	IP371
Name and Address of Site – (No. of dwellings)	The Masons PH (8)
Ownership Details (Landowner/ Developer/ Housebuilder)	Applicant: Warren Wright (Ipswich) Limited Agent/Architect: Beanland Associates Architects Ltd
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site has been sold: <a href="http://bw-b.co.uk/properties/former-masons-arms-79-victoria-street-ipswich/">http://bw-b.co.uk/properties/former-masons-arms-79-victoria-street-ipswich/</a>
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 18/00160/FUL (approved 1/5/18) Conditions 2,3 (construction and demolition management plan external materials, landscaping, cycle storage, refuse storage, external lighting, boundary treatments, biodiversity enhancements, CCTV security access and dummy window details) and 6 (surface water) discharged 19/00747/CON
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	No S106 required.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Planning permission for conversion and extension, so no demolition or significant site clearance work required.
Start Date for house building, including Evidence to Support this	Site currently under construction – all 8 units due for completion first quarter 2021 (phone call agent with agent 22.12.20). (See initial notice – Appendix 26)
Build Out Rate, including Evidence to Support this	Based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 8 dwellings in year 1 (2021/22) achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites. Supported by phone call with agent 22/12/20 anticipating that all eight units will be completed in the first quarter of 2021.
Timescale for Completions, including Evidence to Support this	Trajectory expects completion in 2021/22 – delivery is ahead of schedule anticipated on the basis of <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 8 dwellings in year 1 (2021/22) is achievable. Based on average of 18.9 months from approval (01/05/2018) to first completion, suggested trajectory completion date in year 1 (2021/22) is achievable. Supported by phone call with agent 22/12/20 anticipating that all eight units will be completed in the first quarter of 2021.
Any Other Comments in Respect of Delivery	Building regs Notice of Commencement notice (Appendix 26) so no issues regarding site delivery.

Site Reference	IP383
Name and Address of Site – (No. of dwellings)	Aaron House Finchley Rd (6, low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Vision Housing Group
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site sold subject to contract. Details on Rightmove/Fenn Wright Dec 2020 and verbally confirmed by Vision Housing Group: <a href="https://www.fennwright.co.uk/property/finchley-road-ipswich-suffolk-ip4-2hu/">https://www.fennwright.co.uk/property/finchley-road-ipswich-suffolk-ip4-2hu/</a>
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	The site has full planning permission. Detailed PP: 19/00969/FUL (approved 17/12/19).
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Minor development so S106 not required.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site would need demolition and clearance. Timescale based on <a href="#">Housing Supplementary Evidence document ref. K6</a> for permission to first completions (Table 7): Average timescale of 18.9 months from full approval (17/12/19) to first completion. First completion in trajectory year 2 (2022/23), which allows sufficient timescale for site preparation.
Start Date for house building, including Evidence to Support this	Timescale based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval (17/12/2019) to first completion indicates start date of 2021/22 for delivery in year 2 (2022/23) is realistic.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (below average for small, low density sites) (Table 4): Trajectory rate of 6 dwellings in year 2 (2022/23) achievable based on average build out rate of 20dpa for low density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Completions expected 2022/23 based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 20dpa suggests completion of 6 dwellings in year 2 (2022/23) is achievable. Based on average of 18.9 months from approval (17/12/2019) to first completion, suggested trajectory completion date in year 2 (2022/23) is achievable.
Any Other Comments in Respect of Delivery	Detailed planning permission approved December 2019.



Site Reference	IP386
Name and Address of Site – (No. of dwellings)	28-50 Grimwade Street (16 gross/13 net, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner: Ipswich Borough Council, Developer: Handford Homes (Council's arms-length house building company).
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Site is being developed by Council's arms-length housebuilding company and is currently in the construction phase and due for completion March 22. Marketing of site not required.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	The site has full planning permission. Detailed PP: 19/01118/FUL for the erection of 16 no. residential flats in 2-four storey blocks (approved 3/7/2020). 20/00743/CON Discharge of conditions 2 and 3 (Written Scheme of Investigation and Archaeological Evaluation). Approved 15.9.20. 20/00930/CON Discharge of Condition 9 relating to Highways Condition Survey, approved 10.12.20. This is evidence that work to progress the site is moving forward to meet planned implementation
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed July 2020.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Existing shops and flats have been demolished. Site set-up and enabling works commenced Nov 2020 and piling preparation is due to start in early 2021 – slightly delayed due to exceptionally heavy rain during January. IBC Companies' Five Year Supply Table Annex A sets out this programme.
Start Date for house building, including Evidence to Support this	Piling preparation due to start in January 2021 - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table, Annex A. Also aligns with <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 7): Average timescale of 18.9 months from full approval (July 2020) to first completion indicates start date of 2020/21 for delivery in year 2 (2022/23) is realistic.
Build Out Rate, including Evidence to Support this	Build out rate based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A, which indicates completion Feb/March 2022. Principal contractor construction programme issued and contract signed. Also aligns with <a href="#">Housing Supplementary Evidence document ref. K6</a> (average for small high density sites, and IBC delivery to date has been fast once on site) (Table 4): Trajectory rate of 13 dwellings in year 2 (2022/23) achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Works are due for completion February/March 2022 based on <a href="#">SoCG Handford Homes: i27;</a> and IBC Companies Five Year Supply Table, Annex A. Principal contractor construction programme issued and contract signed. Also aligns with <a href="#">Housing Supplementary Evidence document ref. K6</a> (average application to first completion) (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 16 dwellings (gross) in year 2 (2022/23) is achievable. Based on average of 18.9 months from approval (July 2020) to first completion, suggested trajectory completion date in year 2 (2022/23) is achievable.
Any Other Comments in Respect of Delivery	Existing shops and flats demolished and construction contractor in site set up stage; piling preparation due to start in early 2021. Works are due for completion February/March 2022. Clear evidence of Council's delivery of housing to timeline.

Site Reference	IP387
Name and Address of Site – (No. of dwellings)	Emmanuel Close (6, high density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner, Ipswich Borough Council/Developer: Handford Homes (Council's own arms-length housebuilding company).
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Owned by Council's arms-length housebuilding company so marketing of site not required as development will be delivered by Handford Homes.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	The site has full planning permission. Detailed PP: 19/01119/FUL (approved 3/4/2020) for erection of 6 flats, approved 28.10.20. 20/00714/CON Discharge of Conditions 2, 3 and 7 relating to bats, vehicle access and construction management plan. Evidence that work to progress the site is moving forward to meet planned implementation.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Minor development so s106 not required.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Development currently under construction. Garage demolition completed. Anglian Water contract for mains sewer relocation signed. Principal contractor has commenced work on site. Based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table, Annex A.
Start Date for house building, including Evidence to Support this	Development currently under construction. Contractors programme issues and contract signed. Building regulation application submitted - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A.
Build Out Rate, including Evidence to Support this	All 6 dwellings in year 1 - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A. Aligns with <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 6 dwellings in year 1 (2021/22) achievable based on average build out rate of 23dpa for high density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Completion of all 6 dwellings in year 1 (March 2022) - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A. Contractors programme issued and contract signed. Also aligns with <a href="#">Housing Supplementary Evidence document ref. K6</a> (IBC delivery to date has been fast once on site) (Table 4 and 7): Build out rate based on average of 23dpa suggests completion of 6 dwellings in year 1 (2021/22) is achievable. Based on average of 18.9 months from approval (03/04/2020) to first completion, suggested trajectory. Conditions discharge has also met expected milestones and completion date in year 1 (2021/22) is achievable. Table 5 also indicates that recent Council house building schemes have shown fast delivery.
Any Other Comments in Respect of Delivery	Site has full planning permission and delivery has commenced - on target to meet expected timeline, therefore no delivery issues.

Site Reference	IP388
Name and Address of Site – (No. of dwellings)	Sheldrake Drive (8, low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner Ipswich Borough /Developer: Handford Homes (Council’s arms-length housebuilding company).
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Owned by Council’s arms-length housebuilding company so marketing of site is not required as development will be delivered by Handford Homes
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	The site has full planning permission for the erection of 7 two-bedroom houses, and 1 three-bedroom bungalow. Detailed PP: 19/01122/FUL (a/c 3/4/2020) 20/00713/CON Discharge of conditions 2, 3, 5 7(v) and 8 relating to protected species, construction management plan, photographic condition survey, electric vehicle charging and vehicular access 6/11/20. Evidence that work to progress the site is moving forward to meet planned implementation.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Minor development so s106 not required.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Development is currently in the construction phase, contractor has commenced works on site and garage demolition completed - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies’ Five Year Supply Table Annex A.
Start Date for house building, including Evidence to Support this	Work has commenced on site - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A.
Build Out Rate, including Evidence to Support this	All 8 dwellings in year 1 (completion March 2022) - Based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A. Contractor programme issued and contract signed. Aligns with <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 8 dwellings in year 1 (2021/22) achievable based on average build out rate of 20dpa for low density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	All 8 dwellings in year 1 - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A. Contractor programme issued and contract signed. Also aligns with <a href="#">Housing Supplementary Evidence document ref. K6</a> (IBC delivery to date has been fast once on site) (Table 4 and 7): Build out rate based on average of 20dpa suggests completion of 8 dwellings in year 1 (2021/22) is achievable. Based on average of 18.9 months from approval (03/04/2020) to first completion, suggested trajectory completion date in year 1 (2021/22) is achievable. Table 5 also indicates that recent Council house building schemes have shown fast delivery.
Any Other Comments in Respect of Delivery	Site has full planning permission. Conditions discharge meets existing milestones – supports expected delivery.

Site Reference	IP389
Name and Address of Site – (No. of dwellings)	Mallard Way (6, low density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner Ipswich Borough Council /Developer (Council’s arms-length housebuilding company).
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Owned by Council’s arms-length housebuilding company so marketing of site not required as development will be delivered by Handford Homes
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 19/01129/FUL for erection of 6x2 bed houses, approved 14.02.20.  20/00713/CON Discharge of conditions 2, 3, 5 7(v) and 8 relating to protected species, construction management plan, photographic condition survey, electric vehicle charging and vehicular access, approved 6/11/20.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	Minor development so s106 not required.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Development is currently in the construction phase, contractor has commenced works on site and garage demolition completed and work has started on site - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A.
Start Date for house building, including Evidence to Support this	Garage demolition completed and work has started on site - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A.
Build Out Rate, including Evidence to Support this	All 6 dwellings in year 1 - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A. Contractor programme issued and contract signed. Aligns with <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 6 dwellings in year 1 (2021/22) achievable based on average build out rate of 20dpa for low density (10-49 dwellings) sites.
Timescale for Completions, including Evidence to Support this	Completion of all 6 dwellings in year 1 - based on <a href="#">SoCG Handford Homes (i27)</a> and IBC Companies Five Year Supply Table Annex A. Contractor programme issued and contract signed.  Also aligns with <a href="#">Housing Supplementary Evidence document ref. K6</a> (IBC delivery to date has been fast once on site) (Table 4 and 7): Build out rate based on average of 20dpa suggests completion of 6 dwellings in year 1 (2021/22) is achievable. Based on average of 18.9 months from approval (10/12/2020) to first completion, suggested trajectory completion date in year 1 (2021/22) is achievable. Table 5 also indicates that recent Council house building schemes have shown fast delivery.
Any Other Comments in Respect of Delivery	Site has full planning permission. Delivery aligns with expectations of the site in the trajectory.

Site Reference	IP392
Name and Address of Site – (No. of dwellings)	Highview Hotel Belstead Rd (8, medium density)
Ownership Details (Landowner/ Developer/ Housebuilder)	Owner is the applicant. Agent: Hallmark Design
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Not applicable, the site is being developed by the landowner.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Detailed PP: 19/00159/FUL (granted 16/05/2019) Conversion of existing hostel (former hotel) into 8 flats and existing coach house into a chalet bungalow with a rear extension to the coach house. 19/01055/CON Condition 2 discharged (details of cycle parking, bin storage, boundary treatments and electric vehicle charging) and 3 (residential management plan), conditions approved 4.8.20. Evidence that work to progress the site is moving forward to meet planned implementation.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 not required
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Site preparation work has been completed. Application is for the conversion of an existing hostel into 8 flats and conversion of an existing coach house into a chalet bungalow. No demolition / clearance is required.
Start Date for house building, including Evidence to Support this	Agent confirmed verbally that development has commenced.
Build Out Rate, including Evidence to Support this	All dwellings expected Year 1 – based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4): Trajectory rate of 8 dwellings in year 1 (2021/22) achievable based on average build out rate of 15dpa for medium density (10-49 dwellings) sites. Confirmed also by agent conversation 22/12/20 expecting all 9 units to be completed in March/April 2021
Timescale for Completions, including Evidence to Support this	Completions expected in year 1, based on <a href="#">Housing Supplementary Evidence document ref. K6</a> (Table 4 and 7): Build out rate based on average of 15dpa suggests completion of 8 dwellings in year 1 (2021/22) is achievable. Based on average of 18.9 months from approval (16/05/2019) to first completion, suggested trajectory completion date in year 1 (2021/22) is achievable.
Any Other Comments in Respect of Delivery	Site has full planning permission. Work is progressing more slowly than anticipated due to Covid, but they aim to complete in March/April 2021 (verbal catch up with agent, December 2020).

Site Reference	IP180
Name and Address of Site – (No. of dwellings)	IGS Phase N2a Crest (343 in 5 year supply)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Crest
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Crest is a house builder <a href="https://www.crestnicholson.com/">https://www.crestnicholson.com/</a>
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Outline pp granted 31 Jan 2020: 16/00608/OUT Reserved matters applications in: IP/20/00245/REM, IP/20/00250/REM, IP/20/00306/REM, IP/20/00417/REM IP/20/00096/CON approved 06/03/2020 IP/20/00140/CON approved 20/11/2020 Site wide Archaeology Strategy approved 08/01/2021. Site Wide Foul and Surface Water Drainage Strategy condition discharged March 2020. Site Wide Ecology Strategy condition discharged November 2020. Other conditions pending consideration. Multiple reserved matters to reflect aspects of Phase 1 and infrastructure and to avoid unnecessary hold ups.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Greenfield site. Infrastructure delivery linked to HIF funding. See reserved matters application for infrastructure and milestones ( <a href="#">IGS Topic Paper i6</a> ).  The country park application for the first phase of the Country Park is on the agenda for the Planning and Development Committee on the 10th February. This shows that clear progress is being made on the strategic pieces of infrastructure to support the IGS site as a whole and in line with the HIF funding.
Start Date for house building, including Evidence to Support this	Start date in 2021/2022 <a href="#">IGS Topic Paper i6</a> which was informed by information provided by developer. Site has planning permission and reserved matters applications are under consideration. A Delivery Board has been established.
Build Out Rate, including Evidence to Support this	Yr 2 -24 dwellings; Yr 3 -90 dwellings; Yr 4 -115 dwellings; Yr 5 -114 dwellings. <a href="#">Supplementary Housing Evidence document ref. K6</a> evidences delivery rates in large scale developments locally: The projected annual build out rate for IGS is comparable to build out rates in Colchester across the two sites Chesterwell (Mersea Homes – the landowner of the majority of the Red House Neighbourhood at IGS) and Kingswood Heath (Bloor Homes) which delivered 292 homes in 2018/19. IBC’s responses to Inspector questions arising during Matters 6 and 3 confirms that: ‘Whilst high delivery in a single year was cited in the document K6, the evidence also shows that high delivery rates were sustained over several years ... average delivery over four years in Colchester peaked at 292 dwellings in one year and averaged 238 dwellings per annum’ (section 1, page 1).
Timescale for Completions, including Evidence to Support this	A Delivery Board has been established. <a href="#">IGS Topic Paper i6</a> confirms expected first completion in year 2 (2022/23). <a href="#">Housing Supplementary Evidence document ref. K6</a> (paragraph 3.9) indicates completion rates starting in year 2 (2022/23) are achievable.
Any Other Comments in Respect of Delivery	Delivery Board established and HIF funding in place.

Site Reference	IP181
Name and Address of Site – (No. of dwellings)	IGS Phase N1a CBRE (210 in 5 year supply)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: CBRE
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Marketing of site currently taking place – information commercially sensitive.
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Outline pp granted 31 Jan 2020: 14/00638/OUT. Access, design and delivery have been addressed through the outline application. The outline planning application is for a mixed use development for up to 815 dwellings (C3); a district centre (with up to 6,040 sqm of floor space in the following use classes: A1 retail (not exceeding 4,540 sqm), financial services (A2), restaurants, pubs and takeaways (A3, A4, A5), business uses (B1a), dwellings and institutional residential uses (C2,C3) and non-residential institutions (including health centre (D1) and leisure uses (D2)); a primary school (D1); vehicular access from Westerfield Road (x2) and Henley Road (cycle, pedestrian, emergency vehicle, temporary bus route only); provision of public amenity space; provision of infrastructure (including highways, parking, cycle, pedestrian routes, utilities and sustainable drainage systems); landscaping and engineering works (including ground remodelling and enabling works). The site is also an adopted Local Plan allocation.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	S106 signed.
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Greenfield site. Infrastructure delivery linked to HIF funding and milestones ( <a href="#">IGS Topic Paper i6</a> ).
Start Date for house building, including Evidence to Support this	Start date in 2022/2023 <a href="#">IGS Topic Paper i6</a> which was informed by information provided by applicant. Site has outline planning permission. CBRE S106 (HIF schedule at 2.2, Part 1, Schedule 14) includes start date for this site of the 1st June 2022. A Delivery Board has been established. £9.8m of Homes England funding has been approved with milestones for completion of the infrastructure by March 2023.
Build Out Rate, including Evidence to Support this	Yr 3 42 dwellings; Yr 4 84 dwelling; Yr 5 84 dwellings. <a href="#">Supplementary Housing Evidence document ref. K6</a> evidences delivery rates in large scale developments locally: The projected annual build out rate for IGS is comparable to build out rates in Colchester across the two sites Chesterwell (Mersea Homes – the landowner of the majority of the Red House Neighbourhood at IGS) and Kingswood Heath (Bloor Homes) which delivered 292 homes in 2018/19. IBC’s responses to Inspector questions arising during Matters 6 and 3 confirm that: ‘Whilst high delivery in a single year was cited in the document K6, the evidence also shows that high delivery rates were sustained over several years ... average delivery over four years in Colchester peaked at 292 dwellings in one year and averaged 238 dwellings per annum’ (section 1, page 1).
Timescale for Completions, including Evidence to Support this	A Delivery Board has been established. <a href="#">IGS Topic Paper i6</a> confirms expected first completion in year 3 (2023/24) and

	<a href="#">Housing Supplementary Evidence document ref. K6</a> (paragraph 3.9) indicates completion rates in year 3 (2023/24) are achievable.
Any Other Comments in Respect of Delivery	Delivery Board established and HIF funding in place.



Site Reference	IP182
Name and Address of Site – (No. of dwellings)	IGS Phase N3a Red House (126 in 5 year supply)
Ownership Details (Landowner/ Developer/ Housebuilder)	Developer: Mersea Homes
Timescale for Marketing the Site and Completing Contract with Housebuilder, if necessary, and Evidence to Support this	Mersea Homes is a house builder <a href="https://www.merseahomes.co.uk/">https://www.merseahomes.co.uk/</a>
Timescale for Submission of Planning Application (O/F/RM) and Evidence to Support this	Outline application to be submitted end of Q1 2021 – pre app in January 2021 supports outline submission during first quarter as referred to in the SoCG, i19. Reserved matters to be secured 2022 ( <a href="#">SoCG with developer – i19</a> ) The site is also an adopted Local Plan allocation.
S106 Required and Timescale for negotiation and signing, including Evidence to Support this	2021-2022 ( <a href="#">SoCG with developer i19</a> and <a href="#">IGS Topic Paper i6</a> )
Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition / clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Greenfield site – start on site late 2022/early 2023 <a href="#">SoCG with developer i19</a> and <a href="#">IGS Topic Paper i6</a> . Also evidence given by SCC at hearing sessions on preparation re. SCC responsibilities. 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.
Start Date for house building, including Evidence to Support this	House building to start mid 2023 ( <a href="#">SoCG with developer i19</a> and <a href="#">IGS Topic Paper i6</a> ) A Delivery Board has been established.
Build Out Rate, including Evidence to Support this	42 dwellings yr4; 84 dwellings yr 5 <a href="#">SoCG with developer (i19)</a> ; <a href="#">IGS Topic Paper i6</a> ; and <a href="#">Supplementary Housing Evidence document ref. K6</a> evidences delivery rates in large scale developments locally. The projected annual build out rate for IGS is comparable to build out rates in Colchester across the two sites Chesterwell (Mersea Homes – the landowner of the majority of the Red House Neighbourhood at IGS) and Kingswood Heath (Bloor Homes) which delivered 292 homes in 2018/19. IBC’s responses to Inspector questions arising during Matters 6 and 3 confirms that: ‘Whilst high delivery in a single year was cited in the document K6, the evidence also shows that high delivery rates were sustained over several years ... average delivery over four years in Colchester peaked at 292 dwellings in one year and averaged 238 dwellings per annum’ (section 1, page 1).
Timescale for Completions, including Evidence to Support this	<a href="#">SoCG with developer (i19)</a> A Delivery Board has been established. <a href="#">IGS Topic Paper i6</a> confirms expected first completion in year 4 (2024/25). <a href="#">Housing Supplementary Evidence document ref. K6</a> (paragraph 3.9) indicates completion rates starting in year 4 (2022/23) are achievable.
Any Other Comments in Respect of Delivery	A Delivery Board has been established. Pre-application complies with the anticipated timescale in the SoCG so on target to meet expected delivery. House building due to start 2023.

**Annex A – IBC Companies Five Year Supply Table and Supporting Letter**

File Number / Site Reference / Owner's Initials	Name and Address of Site – (No. of dwellings)	Ownership Details (Landowner/ Developer/ Housebuilder)	Timescale for Marketing the Site and completing contract with housebuilder, if necessary, and evidence to support this	Timescale for Submission of Planning Application (O/F/RM) and evidence to support this	S106 Required and Timescale for negotiation and signing, including evidence to support this	Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition/ clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Start Date for house building, including evidence to support this	Build Out Rate, including evidence to support this	Timescale for Completions, including evidence to support this	Any Other Comments in Respect of Delivery
File 1 IP005 RJ	Former Tooks Bakery, 731 Old Norwich Road (60)  See layout in plan folder	Owner – Ipswich Borough Council  Developer – Handford Homes  Development agreement in HH & IBC folder together with clarification of duties	Development currently in construction phase and due for completion March 2021  Tender evaluation and recommendation and letter of intent issued in November 2018	Development currently in construction phase and due for completion March 2021  Planning permission granted (16/00969/FUL refers)  April 2018 in planning folder Planning tracker also included to monitor discharge of conditions	Development currently in construction phase and due for completion March 2021  Section agreement are either in place or going through final approval for the following: 38 Road adoption 278 works on highway 104 sewer adoption 106 IBC & SCC	Development currently in construction phase and due for completion March 2021  Notes in start date for housing	Development currently in construction phase and due for completion March 2021  Works started in Feb 2019 with completion due in July 2020.  Work delayed due to Covid with revised date March 2021  See contact programme in program folder	Development currently in construction phase and due for completion March 2021  Construct sum analysis included in cost folder	Development currently in construction phase and due for completion March 2021  See completion folder that contains the following  Handover plan Hanover certs Tenant pack Postcodes Photos Phasing schedule of dates Phasing control document	Monitoring of project  Minutes of meetings and cost reports produced.  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 2 IP386 TH	28-50 Grimwade Street (16)	Owner – Ipswich Borough Council  Developer – Handford Homes	Development currently in construction phase and due for completion March 2022	Planning permission granted (19/01118/FUL refers).  Development currently in construction phase and due for completion March 2022	S106 Planning Obligation completed	Existing block of Flats and shops demolished and Construction contractor in the site set-up stage. Contamination remediation with planning for discharge of conditions as a pre-commencement & piling due to start on 4 <sup>th</sup> Jan 2021	Main build by Principal Contractor due to start on 4 <sup>th</sup> Jan 2021. Site set-up & enabling works commenced in Nov 2020. Construction programme issued and JCT D&B documents signed. F10 issued to HSE	Principal Contractors Construction programme issued and contract signed. Development due for completion March 2022. CofW & H&S inspections commenced. Review meetings commenced.	Principal Contractors Construction programme issued and contract signed. Works are due for completion in Feb 2022.	Known local Contractor and consultancy construction team appointed.  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.

File Number / Site Reference / Owner's Initials	Name and Address of Site – (No. of dwellings)	Ownership Details (Landowner/ Developer/ Housebuilder)	Timescale for Marketing the Site and completing contract with housebuilder, if necessary, and evidence to support this	Timescale for Submission of Planning Application (O/F/RM) and evidence to support this	S106 Required and Timescale for negotiation and signing, including evidence to support this	Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition/ clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Start Date for house building, including evidence to support this	Build Out Rate, including evidence to support this	Timescale for Completions, including evidence to support this	Any Other Comments in Respect of Delivery
File 3 19/01119/FUL TH	Emmanuel Close (6)	Owner – Ipswich Borough Council  Developer – Handford Homes	Development currently in construction phase and due for completion March 2022	Planning permission granted (19/01110/FUL refers)  Development currently in construction phase and due for completion March 2022	Development currently in construction phase and due for completion March 2022	Garage Demolition completed. Anglian Water contract for mains sewer relocation signed. Principal Contractor has commenced works on site.	Contractors Programme issued & Contract signed. F10 issued to HSE. Building regulations application submitted.	Contractors Programme issued & Contract signed. CofW & H&S inspections commenced. Review meetings commenced	Contractors Programme issued & Contract signed. Over all 5 sites contract Completion due March 22. (Some will complete in 2021, by sectional completion).	Known local Contractor and consultancy construction team appointed  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 4 19/01120/FUL TH	Coltsfoot Road (3)	Owner – Ipswich Borough Council  Developer – Handford Homes	Development currently in construction phase and due for completion March 2022	Planning permission granted (19/01120/FUL refers)  Development currently in construction phase and due for completion March 2022	Development currently in construction phase and due for completion March 2022	Preparation works all completed and Contract for the 5 sites signed. Programme issued and works due to start in Jan 2021. Building regulations application submitted	Contractors Programme issued & Contract signed. F10 issued to HSE	Contractors Programme issued & Contract signed. CofW & H&S inspections commenced. Review meetings commenced	Contractors Programme issued & Contract signed. Overall 5 sites contract Completion due March 22. (NB. Some works will complete in 2021, by sectional completion)	Known local Contractor and consultancy construction team appointed  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 5 19/01121/FUL TH	Halton Crescent (1)	Owner – Ipswich Borough Council  Developer – Handford Homes	Development currently in construction phase and due for completion March 2022	Planning permission granted (19/01121/FUL refers)  Development currently in construction phase and due for completion March 2022	Development currently in construction phase and due for completion March 2022	Contract signed for Anglian Water sewer move and construction programme issued. Construction Works due to start in Jan 2021 start . Building	Contractors Programme issued & Contract signed. F10 issued to HSE	Contractors Programme issued & Contract signed. CofW & H&S inspections commenced.	Contractors Programme issued & Contract signed. An overall 5 sites contract Completion due March 22. (Some	Known local Contractor and consultancy construction team appointed  Ipswich Corporate Plan –

File Number / Site Reference / Owner's Initials	Name and Address of Site – (No. of dwellings)	Ownership Details (Landowner/ Developer/ Housebuilder)	Timescale for Marketing the Site and completing contract with housebuilder, if necessary, and evidence to support this	Timescale for Submission of Planning Application (O/F/RM) and evidence to support this	S106 Required and Timescale for negotiation and signing, including evidence to support this	Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition/ clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Start Date for house building, including evidence to support this	Build Out Rate, including evidence to support this	Timescale for Completions, including evidence to support this	Any Other Comments in Respect of Delivery
						regulations application submitted		Review meetings commenced	will complete in 2021, by sectional completion)	Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 6 19/01122/FUL TH	Sheldrake Drive (8)	Owner – Ipswich Borough Council  Developer – Handford Homes	Development currently in construction phase and due for completion March 2022	Planning permission granted (19/01122/FUL refers)  Development currently in construction phase and due for completion March 2022	Development currently in construction phase and due for completion March 2022	Garage Demolition completed. Principal Contractor has commenced works on site. Building regulations application submitted	Contractors Programme issued & Contract signed. F10 issued to HSE	Contractors Programme issued & Contract signed. CofW & H&S inspections commenced. Review meetings commenced	Contractors Programme issued & Contract signed. An overall 5 sites contract Completion due March 22. (Some will complete in 2021, by sectional completion)	Known local Contractor and consultancy construction team appointed  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 7 19/01229/FUL TH	Mallard Way (6)	Owner – Ipswich Borough Council  Developer – Handford Homes	Development currently in construction phase and due for completion March 2022	Planning permission granted (19/01229/FUL refers)  Development currently in construction phase and due for completion March 2022	Development currently in construction phase and due for completion March 2022	Garage Demolition completed. Principal Contractor has commenced works on site. Building regulations application submitted	Contractors Programme issued & Contract signed. F10 issued to HSE	Contractors Programme issued & Contract signed. CofW & H&S inspections commenced. Review meetings commenced	Contractors Programme issued & Contract signed. An overall 5 sites contract Completion due March 22. (Some will complete in 2021, by sectional completion)	Known local Contractor and consultancy construction team appointed  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.

File Number / Site Reference / Owner's Initials	Name and Address of Site – (No. of dwellings)	Ownership Details (Landowner/ Developer/ Housebuilder)	Timescale for Marketing the Site and completing contract with housebuilder, if necessary, and evidence to support this	Timescale for Submission of Planning Application (O/F/RM) and evidence to support this	S106 Required and Timescale for negotiation and signing, including evidence to support this	Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition/ clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Start Date for house building, including evidence to support this	Build Out Rate, including evidence to support this	Timescale for Completions, including evidence to support this	Any Other Comments in Respect of Delivery
File 8 IP279a ZT	Bibb Way (conversion) (78)	Ipswich Borough Assets Ltd	Marketing – Contract Award – 28/06/2021  Developer public consultation under way	Planning Submission programmed for no later than 01/03/2021 scheduled with LPA for 21/12/2020	S106 Agreement to be negotiated and terms agreed as part of during the Pre App and Planning Application process	Strip out and demolition project has been tendered and tender award made – works due to commence 25/01/2021. Works to be completed 23/04/2021	03/01/2022	£9.288M	23/01/2023	Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 9 IP279B(1) ZT	Bibb Way North (35)	Ipswich Borough Assets Ltd	Marketing – Contract Award – 28/06/2021  Developer public consultation under way	Planning Submission is programmed for 01/03/2021, though this may be brought forward by up to 4 weeks, depending on the outcome of the Pre-application meeting with LPA scheduled for 21/012/2020	S106 Agreement to be negotiated and terms agreed as part of the Pre App and Planning Application process	Strip out and demolition project has been tendered and tender award made – Due to commence 25/01/2021 and complete 23/04/2021	26/07/2021	£7.422M	23/01/2023	Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 10 IP279B(2) ZT	Bibb Way South (37)	Ipswich Borough Assets Ltd	Marketing – Contract Award – 28/06/2021  Developer public consultation under way	Planning Submission is programmed for 01/03/2021, though this may be brought forward by up to 4 weeks, depending on the outcome of the Pre-application meeting with LPA scheduled for 21/12/2020	S106 Agreement to be negotiated and terms agreed as part of during the Pre App and Planning Application process	Strip out and demolition project has been tendered and has been awarded – Due to commence 25/01/2021 and complete 23/04/2021	26/07/2021	£6.026M	23/01/2023	Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 11 IP150a TH	Ravenswood UVW (96)	Owner – Ipswich Borough Council	Planning application 20/00781/FUL currently under	Planning application 20/00781/FUL currently under and due for a	Draft S106 Agreement already prepared and	All surveys completed & submitted as supporting	Architects Tender drawings prepared and lead-in	Programme proposed using the experience of	Programme proposed using the experience of	Pre-planning application completed and

File Number / Site Reference / Owner's Initials	Name and Address of Site – (No. of dwellings)	Ownership Details (Landowner/ Developer/ Housebuilder)	Timescale for Marketing the Site and completing contract with housebuilder, if necessary, and evidence to support this	Timescale for Submission of Planning Application (O/F/RM) and evidence to support this	S106 Required and Timescale for negotiation and signing, including evidence to support this	Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition/ clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Start Date for house building, including evidence to support this	Build Out Rate, including evidence to support this	Timescale for Completions, including evidence to support this	Any Other Comments in Respect of Delivery
		Developer – Handford Homes	consideration stage and due for a decision on 10th Feb 2021	decision on 10 <sup>th</sup> Feb 2021	agreed and forms part of the proposals pertaining to the current planning application.	documentation to support planning application 20/00781/FUL. S278 site access enabling works with Suffolk County Council, as relevant Highway Authority, for approval.	programme showing start on site in Q3 2021.	the similar project completed by IBC at Bader Close in 2015/16 - 8 phases proposed with full completion in Q3/4 2023	the similar project completed by IBC at Bader Close in 2015/16 – 104 dwellings	application for planning full planning permission currently under consideration..  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 12 IP150e RJ	Land South Of Ravenwood (126)	Owner – Ipswich Borough Council  Developer – Handford Homes	Currently in feasibility planning stage. Housing numbers verified and reptile investigations completed	Pre-app planning submission details being finalised.	S106 Agreement Heads of Terms considered and to form part of the planning submission.	Pond Hall Farm (IBC owned site) is being prepared as a receptor site for the potential Reptile relocation requirements. Draft Reptile Strategy SPD prepared (June 2020) and this is now subject to post consultation assessment.	Start date January 2024	Programme proposed using the experience of the similar project completed by IBC at Bader Close in 2015/16 - 8 phases proposed with full completion in 2027	Completing timescale December 2027	Proposals to include measures for Reptile relocation. Transport assessments & surveys being progressed.  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 13 IP150d RJ	Land adj to Alnesbourne	Owner – Ipswich Borough Council	Currently in feasibility planning stage with	Pre-app planning information being formulated, for	S106 required and will be part of the	Pond Hall farm being prepared as a receptor site for the potential	Start date June 2023	Programme proposed using the experience of	Completing timescale for August 2024	Proposals to include measures for

File Number / Site Reference / Owner's Initials	Name and Address of Site – (No. of dwellings)	Ownership Details (Landowner/ Developer/ Housebuilder)	Timescale for Marketing the Site and completing contract with housebuilder, if necessary, and evidence to support this	Timescale for Submission of Planning Application (O/F/RM) and evidence to support this	S106 Required and Timescale for negotiation and signing, including evidence to support this	Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition/ clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Start Date for house building, including evidence to support this	Build Out Rate, including evidence to support this	Timescale for Completions, including evidence to support this	Any Other Comments in Respect of Delivery
	Crescent Ravenswood (34)	Developer – Handford Homes	investigations for housing numbers and Reptiles completed	submission to suit programme.	planning consideration.	Reptile relocation requirements.		the similar project completed by IBC at Bader Close in 2015/16 - 8 phases proposed with full completion in 2025		Reptile relocation. Transport assessments & surveys being progressed.  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 14 IP014 SH	Hope Church (25)	Owner – Ipswich Borough Council  Developer – Handford Homes	Project brief written. (ref. Briefing Appendix 6-Hope - 1 Feasibility). Historical analysis of the site and existing building assessment. Site assessment for density parameters undertaken, including schematic plans for high density development set over 3 to 5 storeys. (ref. 2132 SK10-040B Opt4 - 1 Feasibility)	Programme agreed, target set for Planning Application submission April 2021 (ref. Project Programme Plan v3 – 3 Programme). Shortlisted consultants for various disciplines in readiness for ITT (ref. consultant returns - 2 Planning)	Preferred housing mix established with Housing Department (ref. Hope Church & Hawke Rd_housing mix - 2 Planning)	Investigative surveys identified and tenders obtained from consultants (ref. Survey Quotes - 1 Feasibility)	Start date for commencement of pre-construction target set at Dec. 2021 (ref. Project Programme Plan v3 – 3 Programme)	Budgets are proposed for pre-construction activities (ref. budgets for pre construction Hope Church Dec 2020v2 - 5 Costs).	Timescale for completion of construction target set at Feb. 2023 (ref. Project Programme Plan v3 – 3 Programme)	Development Agreement with Handford Homes to be completed prior to end of calendar year.  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.
File 15 IP125 SH	Hawke Road (15)	Owner – Ipswich Borough Council  Developer – Handford Homes	Project brief written. (ref. Briefing Appendix 6-Hawke v2 - 1 Feasibility ).	Programme agreed, target set for Planning Application submission April 2021 (ref. Project	Preferred housing mix established with Housing Department (ref. Hope Church & Hawke Road -	Investigative surveys identified and tenders obtained from consultants (ref.	Start date for commencement of pre-construction target set at Dec. 2021 (ref. Project	Budgets are proposed for pre-construction activities (ref. budgets for pre-	Timescale for completion of construction target set at Feb. 2023 (ref. Project	Development Agreement with Handford Homes to be completed

File Number / Site Reference / Owner's Initials	Name and Address of Site – (No. of dwellings)	Ownership Details (Landowner/ Developer/ Housebuilder)	Timescale for Marketing the Site and completing contract with housebuilder, if necessary, and evidence to support this	Timescale for Submission of Planning Application (O/F/RM) and evidence to support this	S106 Required and Timescale for negotiation and signing, including evidence to support this	Timescale for any Site Preparation Works, including relocation of Existing Uses, Demolition/ clearance, decontamination, access, estate roads and laying drainage/ services infrastructure	Start Date for house building, including evidence to support this	Build Out Rate, including evidence to support this	Timescale for Completions, including evidence to support this	Any Other Comments in Respect of Delivery
			Historical analysis of the site and existing building assessment. Site assessment for density parameters. Programme agreed (ref. Project Programme Plan v3 – 3 Programme)	Programme Plan v3– 3 Programme). Shortlisted consultants for various disciplines in readiness for ITT (ref. consultant returns - 2 Planning)	housing mix - 2 Planning). Options for Play area under discussion (ref. Options for play area – 1 Feasibility)	Survey Quotes - 1 Feasibility)	Programme Plan v3– 3 Programme)	construction Hope Church Dec 2020v2 - 5 Costs).	Programme Plan v3– 3 Programme)	prior to end of calendar year.  Ipswich Corporate Plan – Building a Better Ipswich (2017) – Top priority is to build quality and affordable homes for Ipswich people.



## Handford Homes Limited

Grafton House, Russell Road, Ipswich, Suffolk, IP1 2DE



Mr Carlos Hone  
Planning Operations Manager  
Ipswich Borough Council  
Grafton House  
Russell Road  
Ipswich IP1 2DE

Dear Carlos,

I understand that the Inspectors for the Ipswich Local Plan Examination have asked for further information about the ability of Handford Homes to deliver Ipswich Borough Council's housebuilding programme. As Handford Homes' Managing Director I am entirely confident in our ability to deliver on behalf of our client, having set up the Company to do just that. I set out below the arrangements in place to ensure delivery.

### Handford Homes - background

Handford Homes was incorporated in July 2017 (following an Ipswich Borough Council (IBC) decision at its June 2017 Executive meeting) to deliver the Council's commitment to "1000 homes in a decade".

The Board has planning, finance, legal, housing and construction expertise and is supported by a professional team of accountants, Chartered Surveyors, Chartered Builders, project and programme managers. For each scheme a team of experts (planners, architects, cost consultants, ecologists etc) is appointed and the Company's appointed solicitors is Mills & Reeve LLP.

Handford Homes is one of several companies incorporated by Ipswich Borough Council in the last five years. Handford Homes' operating model is lean but flexible. It relies on the professional services arm of its sister company, IPSEV to provide its human resources, rather than directly employing staff – this means that Handford Homes has access to a range of expertise that it might not otherwise have "in house" as it is shared with other companies such as the Council's Commercial Property company, Ipswich Borough Assets. For example, the Property Director and team of Development Managers have both housing and commercial development expertise and work across both companies as needed.

### Site acquisition

The Property Director and Development Managers work with Ipswich Borough Council's in-house Property Services and Housing teams to identify and assess the viability of sites suitable for residential development. Development appraisals are completed to support the Council's acquisition business cases and decision making. This ensures that the Council does not acquire sites which are undeliverable. Site acquisitions by Ipswich Borough Council are generally considered by its Executive or achieved using delegated powers given to officers for such

purposes. Once a site has been acquired a new schedule is added to the Development Agreement between Ipswich Borough Council and Handford Homes. The site remains in the ownership of Ipswich Borough Council throughout.

#### Pipeline development

The Development Managers then work with the Council's Housing and Property Services teams and the appointed design team (which includes members of the IPSEV / Handford Homes Housing Delivery Team) for the scheme to progress the development to RIBA Stage 3.

The Property Director and Head of Housing Delivery keep capacity to deliver under constant review ensuring that there is sufficient development / construction expertise to programme manage each scheme through both the development and construction phases. Where additional resource is required in order to achieve the programme a decision is made as to whether this is a temporary or longer term need and resources allocated / recruited according to need.

#### Construction phase

The Head of Housing Delivery is responsible for RIBA stages 4-6 and has a team of Programme and Project Managers with construction expertise. This team lead the procurement of building contractors (complying with the Public Contract Regulations 2015) and the management of the construction contract, through to hand over of completed homes to the client. They will lead on negotiation and completion of Section Agreements, discharge of planning conditions etc.

#### Funding

The Development Agreement between Ipswich Borough Council and Handford Homes sets out the funding arrangements. Effectively the Council funds each stage of development on receipt of an invoice from Handford Homes. Handford Homes issues its invoice on receipt of verified invoices from the contractors.

Ipswich Borough Council's Medium-Term Financial Plan sets out the capital programme for the Housing Revenue Account and is updated at least once a year. Ipswich Borough Council uses its Right to Buy receipts as a contribution to some schemes and has applied for Homes England grant for other schemes. This helps to reduce the cost to the Council, making its capital funds stretch further and enabling more homes to be delivered. Construction inflation and other impacts (such as supply chain issues caused by either the pandemic or Brexit) are closely monitored by Handford Homes and reported to the Council to enable robust financial planning.

#### Monitoring

A range of regular monitoring arrangements are in place:

- By the client (IBC) – reports to the Council's Executive on progress with the programme overall plus specific reports where decisions are required such as deciding to seek Homes England funding. Monthly meetings between client officers and Handford Homes regarding progress on all active schemes.
- By the Handford Homes Managing Director – monthly on all schemes and the company's management accounts
- By the Handford Homes Board – at least quarterly. The board meets in between its quarterly meetings to award contracts, sign off schemes to submit to the Planning Authority etc

Handford Homes Limited is registered in England & Wales with Company Number 10862462  
Registered Office – Grafton House, Russell Road, Ipswich IP1 2DE  
Handford Homes Limited is a local authority trading company controlled by Ipswich Borough Council

### Delivery to date

Since incorporation 2.5 years ago, Handford Homes has:

- Managed the delivery of 60 homes at the former Tooks Bakery site. Prior to the pandemic impacting on construction the scheme was just six weeks behind schedule with irrecoverable delays being largely caused by weather impacts.
- Supported the Council to acquire sites on Hawke Road and Fore Hamlet (and assessed a range of other sites for viability that have not been acquired) and is now preparing schemes for these sites.
- Submitted a planning application for Ravenswood UWW
- Achieved planning consent and begun construction on a range of small sites
- Begun work on the remainder of the sites in the Ipswich Borough Council pipeline
- Supported its sister company, Ipswich Borough Assets with proposals for the development of 150 units at the former BT offices at Bibb Way.
- Incorporated a subsidiary, Handford Lettings to manage market rent properties on sites developed by Handford Homes.

We have everything in place to deliver the 396 homes currently in Handford Homes pipeline as well as supporting Ipswich Borough Assets to deliver a further 150. These 546 homes will provide vital housing for Ipswich over the next five years.

I trust this information provides the clarity that you and the Inspectors require at this stage. Please do let me know if you require anything further



Helen Pluck  
Managing Director  
Handford Homes