

## Ipswich Local Plan Review: Matter 3 Housing Supplementary Evidence

This paper addresses data requests which arose during the Matter 3 hearing session held on 25<sup>th</sup> November 2020.

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### 1. Planning permission lapse rate

1.1 The rate at which planning permissions granted have been neither delivered nor renewed in Ipswich ranges from 1.7% of applications approved since 1/4/2015 to 8.2% of applications approved since 1/4/2008. Table 1 below provides the figures.

Table 1 Lapsed planning permissions since 2015 and 2008

Base Year	Dwellings approved since this date (excluding superseded applications)	Number of dwellings in lapsed permissions	Percent
1/4/2015	3,831	64	1.7%
1/4/2008	6,177	505	8.2%

1.2 Table 1 shows that the lapse rate over the last five years is significantly lower than that for 2008 permissions. Permissions granted in 2008 would have been affected by the economic recession which affected completions levels after 2008/09. More recently, the completion of the tidal barrier in 2019 also represents a significant beneficial change to support the delivery of central Ipswich sites such as the Island Site IP037.

1.3 The Council has taken a cautious approach in applying a lapse rate of 10% to sites with planning permission and awaiting a section 106. Going forward, the more recent rate of 1.7% is more likely to reflect the reality as the inclusion of 1,915 dwellings at Ipswich Garden

Suburb in the 3,831 pipeline represents a significant change from past reliance predominantly on brownfield sites. The Council is confident that Ipswich Garden Suburb sites will be delivered and the permissions will not lapse.

## 2. Windfall breakdown

2.1 Table 2 below and the accompanying graph show the breakdown of windfall completions on small and large sites (up to 10 dwellings and 10 dwellings or more) in Ipswich over the last five and ten years.

Table 2 Windfall completions in Ipswich, 2014-2019

Year	2014-15	2015-16	2016-17	2017-18	2018-19	Average
Total Windfall Completions	59	230	175	43	68	115
Large sites (10 dwellings or more)	0	189	95	13	26	65
Small sites (up to 10 dwellings)	59	41	80	31	42	51

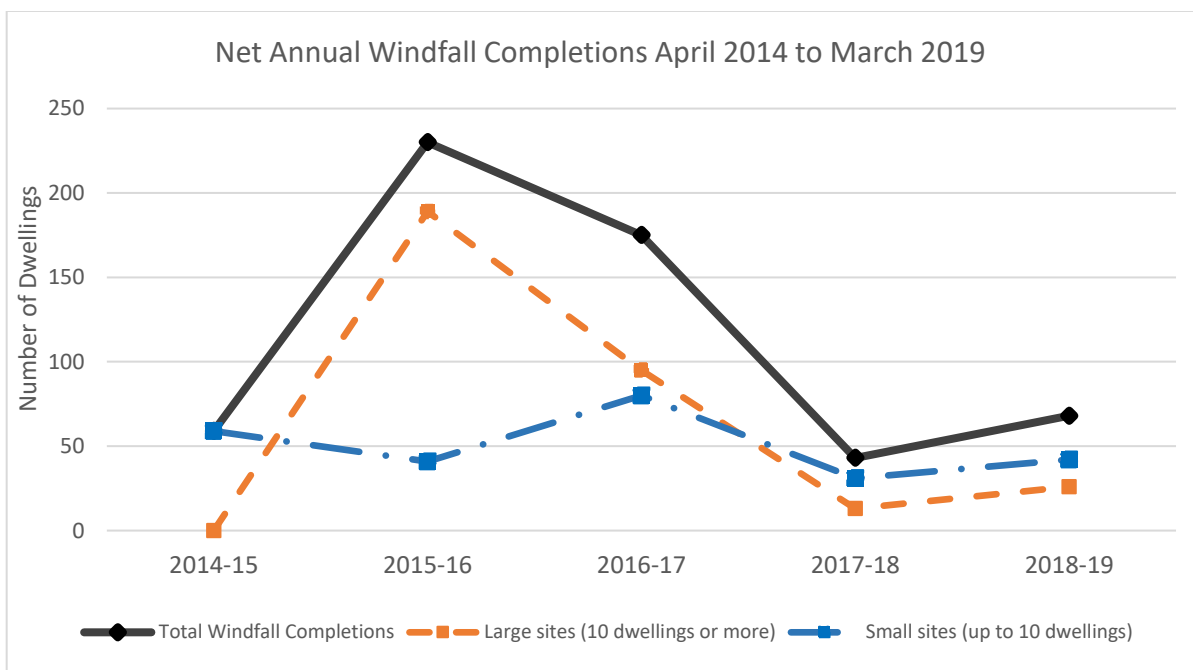
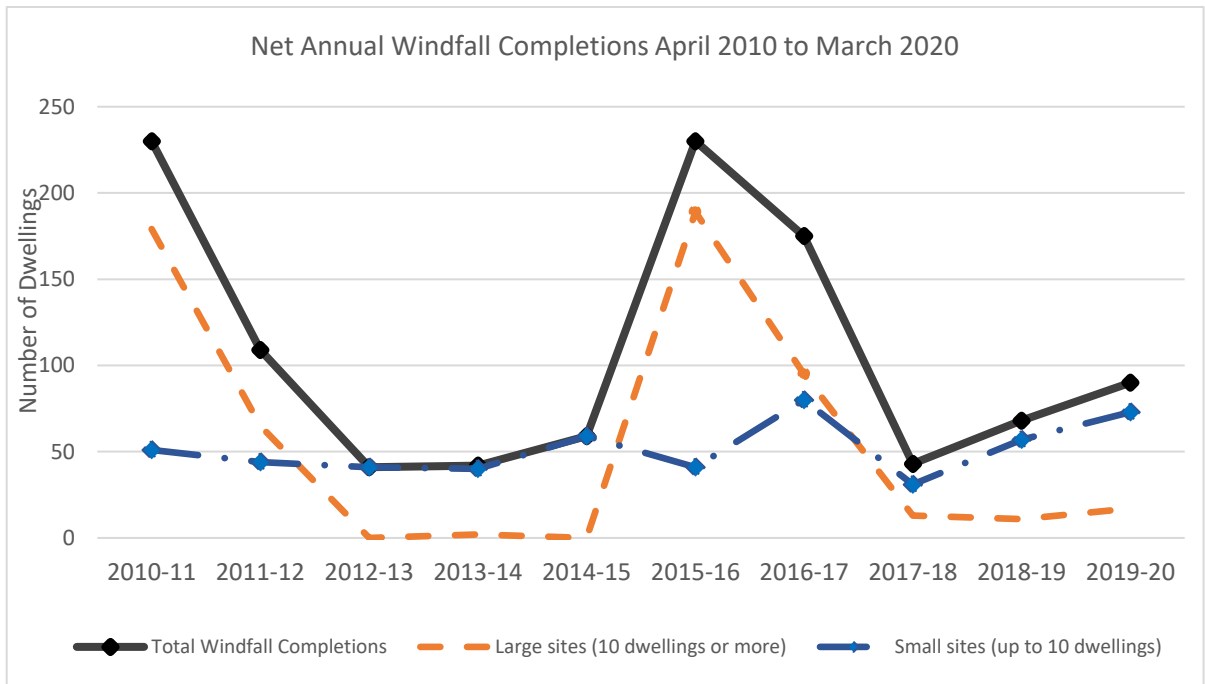


Table 3 Windfall completions in Ipswich, 2010-2020

Year	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Average
Total Windfall Completions	230	109	41	42	59	230	175	43	68	90	109

Large sites (10 dwellings or more)	179	65	0	2	0	189	95	13	11	17	57
Small sites (up to 10 dwellings)	51	44	41	40	59	41	80	31	57	73	52



2.2 Tables 2 and 3 show that in terms of overall windfall completions, the ten year average is 109dpa and the five year average is 115dpa. Large windfall delivery (10 dwellings or more) averages 57dpa over ten years and 65dpa over five years. Small windfall averages 52dpa over ten years and 51dpa over five years. The pattern of large windfall is variable, for example there was a peak during 2015-2017 linked to changes to permitted development rights. The pattern of small windfall is more even and after small fluctuations 2014-2017, the recent trend is upwards.

2.3 The figures show that the assumed windfall rate included in the ILPR of 50dpa from all types of windfall is an extremely cautious rate based on previous delivery. Given the nature of Ipswich as a built-up urban area, it is likely that further windfall (large and small) will result from the most recent (September 2020) permitted development changes allowing redevelopment for residential uses under the prior approval system.

### 3. Trajectory Assumptions

3.1 Delivery rates monitored in Ipswich since 2001 for housing sites of different sizes and densities are shown in Table 4 below. Local delivery has informed assumptions used in the housing trajectory where there is not more site specific information available, for example through a statement of common ground.

Table 4 Monitored Delivery Rates since 2001

Density	Size of site	Average	Maximum
Low density	10-49 dwellings	20dpa	44 (Former Thos Wolsey School, Old Norwich Rd)
Low density	50 and over	39dpa	103 (Bader Close, IBC development)
Medium density	10-49 dwellings	15dpa	33 (Orchard street)
Medium density	50 and over	44dpa	143 (Former Celestion/Bull Motors, Foxhall Road)
High density	10-49 dwellings	23dpa	32 (Former NCP Car park, Bedford Street)
High density	50 and over	69dpa	250 (Stoke Quay)

3.2 The figures show the variability of delivery rates between schemes, even within the same size and/or density category. Further observations are that:

- Comparing completions since 2001 across all densities on sites with capacities above 50, 71% of sites have delivered 50 dwellings or more in a single year;
- The larger 'prior approval' sites which changed from office to residential under permitted development rights are at Western House, Dunlop Road, which delivered all 50 dwellings in one year and St Edmund House, Rope Walk which delivered over two years (37 in 2015/16 and 36 in 2016/17);
- Recent Council house building schemes of more than ten dwellings have shown fast delivery over two years maximum as table 5 shows.

Table 5 Recent delivery by Ipswich Borough Council

Site	Capacity	When delivered	Average annual delivery	Maximum annual delivery
Former Gospel Hall Cauldwell Hall Road (new build)	17 homes	2019/20	17	17
Ulster Avenue (second phase, conversion)	22 homes	2014/15	55	55
Former Tooks Bakery, Old Norwich Road (new build)	60 homes	Due for completion 2020/21	60	60
Bader Close (new build)	108 homes	2014/15-2015/16	54	103

3.3 At the hearing session for Matter 3 on Wednesday 25<sup>th</sup> November 2020, the Council was asked to provide more information for the following sites within the five-year supply where delivery is estimated at more than 50 dwellings per annum in at least one year. The evidence above supports this approach and there are additional factors for these sites as follows.

Table 6 Delivery rate assumed for specific sites

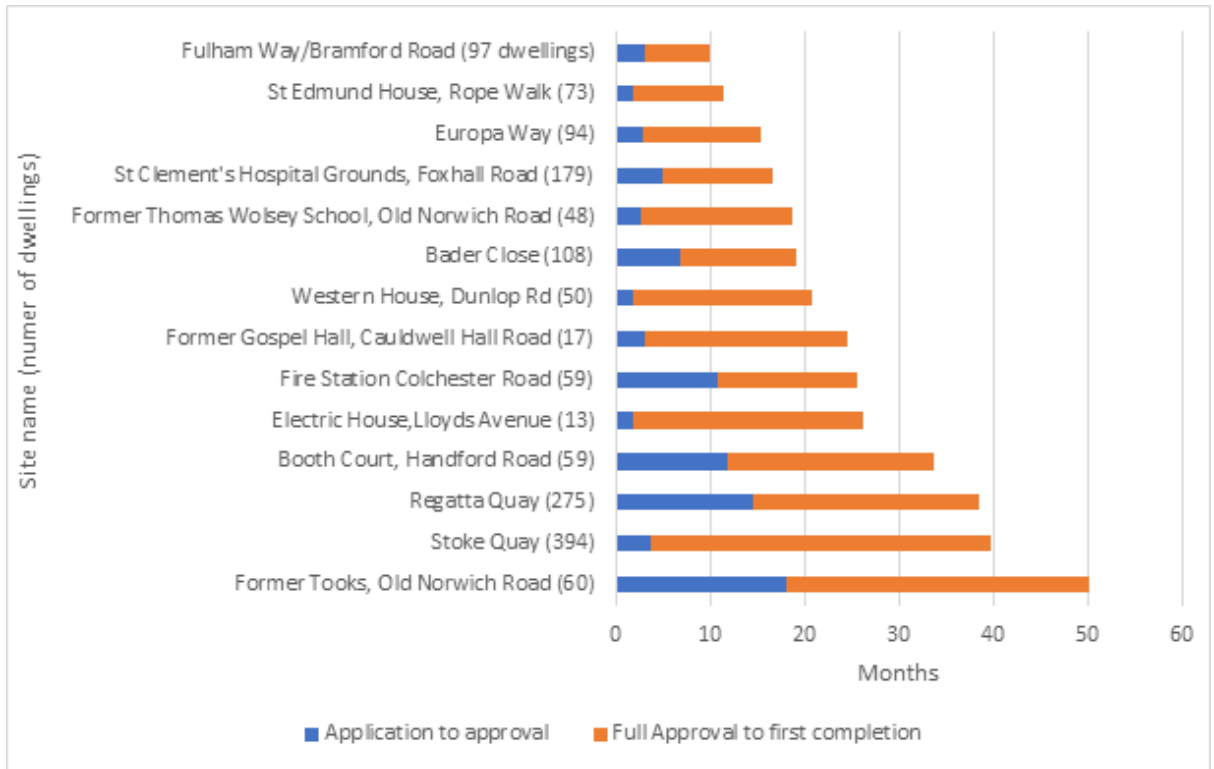
Site	Basis for delivery rate
IP047 Commercial Road (capacity 173 dwellings, new build)	Looking at completions since 2001 on sites with a capacity of 50 dwellings or more across all densities, 71% of sites have delivered more than 50 dwellings in a single year. If Homes England funding is secured, there are likely to be conditions attached relating to delivery as with HIF funding secured at Ipswich Garden Suburb which is likely to incentivise faster delivery.
IP054a Lower Brook Street (capacity 62 dwellings, new build)	The permission is for a retirement development. The site is being marketed although the permission was obtained by McCarthy and Stone who previously delivered a 59 unit scheme in a single year in 2013/14.
IP279a Bibb Way (prior approval for office conversion – capacity now 78 dwellings)	The permission is a prior approval for conversion from office to residential and is owned by Ipswich Borough Council. The Borough experienced its first prior approval change of use from office to residential in 2013/14 at Western House Dunlop Road, where all 50 dwellings were delivered in a single year. IBC new build developments have been built out quickly, for example, Bader Close 108 dwellings of which 103 were completed in a single year, and the former Tooks bakery 60 dwellings all on course for completion 2020-21.
IP280 Westerfield House (capacity 147 plus 2 staff dwellings)	The permission is for assisted living accommodation and the delivery rates are as agreed through the Statement of Common Ground with the owner and developer, Khan & Co (CDL I20) <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i20_-_westerfield_house_socg_30th_sept_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i20_-_westerfield_house_socg_30th_sept_0.pdf</a>

- 3.4 Monitoring of lead-in times for development from application to approval and approval to first completions again shows variation. The graph and table below are not exhaustive but show a range of sites of different sizes (ranging from 13 to 394), types (new build and conversions) and densities (low, medium and high). Lead in times for applications to reach approval range from 2 months to 18 months. Lead in times from approval to first completions range from 7 months to 38 months.

Table7 and Graph Lead-in times for development

Address	Application to approval (months)	Full Approval to first completion (months)	Application to First Completion Total (months)
Fulham Way/Bramford Road (97 dwellings)	3	7	10
St Edmund House, Rope Walk (73)	2	10	11
Europa Way (94)	3	13	15
St Clement's Hospital Grounds, Foxhall Road (179)	5	12	17
Former Thomas Wolsey School, Old Norwich Road (48)	3	16	19
Bader Close (108)	7	12	19
Western House, Dunlop Rd (50)	2	19	21

Former Gospel Hall, Cauldwell Hall Road (17)	3	22	25
Fire Station Colchester Road (59)	11	15	26
Electric House, Lloyds Avenue (13)	2	24	26
Booth Court, Handford Road (59)	12	22	34
Regatta Quay (275)	14	24	39
Stoke Quay (394)	4	36	40
Former Tooks, Old Norwich Road (60)	18	32	50



3.5 The figures show the variability between sites. The Council has adopted a cautious approach to lead in times in the housing trajectory with sites such as IP066, a part adopted Local Plan allocation where there has been pre-application activity, starting to deliver only in year 5. Sites with planning permission are generally assumed to have a lead in of two to three years. Where there are statements of common ground with owners and/or developers, these have been taken into account.

3.6 The variability in the Table 7 and the Graph stems from the particular circumstances of different sites. For example, in the case of the former Tooks Bakery (IP005), the long timescale was linked to the Council’s need to follow legal procedures to establish company structures which would enable mixed tenure development. These are now in place to support the Council’s own delivery going forward. It is worthy of note that, now construction is underway at Tooks, all 60 dwellings are scheduled for completion in the current monitoring year.

3.7 In compiling the trajectory, where specific constraints are known which could affect the timing of delivery, they are taken into account. For example, site IP003 requires the relocation of the Household Waste Recycling Centre. The Council has worked with Suffolk County Council through the Minerals and Waste Local Plan (I39, I39.1) to ensure the policy framework enables

its relocation and has started discussion about potential relocation sites. The housing site is scheduled for delivery in years 11-15 to allow re-provision of the facility in a new location.

- 3.8 The question of outlets was also raised by the Inspectors. The Council considers that this metric for build rates is only a relevant consideration for the Ipswich Garden Suburb site given its scale. Peak build out rates occur in years where there is an overlap of multiple outlets on phases. There are multiple land parcels at Ipswich Garden Suburb and at its peak, the Council anticipate that the site will deliver 288 units p.a. This is considered a reasonable assumption given that larger sites have more outlets and thus greater scope to increase build out rates.
- 3.9 The projected annual build out rate for IGS is comparable to build out rates at Marham Park, Bury St Edmunds, a development of 1,069 homes currently being built by three developers which delivered 215 homes in 2019/2020. A similar build out rate has been recorded 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. Within Ipswich itself, the last scheme of a comparable scale to the Garden Suburb was Ravenswood. The three main developers at Ravenswood delivered a total of 1,190 homes and in 2002/2003 delivered 226 units in a single year.
- 3.10 Ipswich Garden Suburb is a significantly larger development, with support from Homes England with regard to infrastructure funding to facilitate delivery and milestone-based targets which must be met. With this in mind and with a view to the circumstances surrounding the anticipated annual average build out rates at IGS, the Council is confident with the projections for delivery rates at IGS put forward in the housing trajectory.

#### 4. Mix of Homes

- 4.1 The Strategic Housing Market Assessment Update (CDL D16)<sup>1</sup> identifies the need for homes with 3 or more bedrooms. Applying the proportions to the housing requirement of 8,280 dwellings results in a need of just over 5,100 such dwellings 2018-2036.

Table 8 Housing Need by Size of Dwelling

House Size	% of supply needed	Number as proportion of 8280 housing requirement
1 bed	14	1159
2 bed	23	1904
3 bed	37	3064
4 bed+	25	2070
Total 3-bed plus		5134

Source: SHMA 2019 Update

- 4.2 The ability of Ipswich sites to deliver larger homes to meet needs is explored below. The components of the estimate combine:

- actual provision in completions 2018-2020

<sup>1</sup> [https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/strategic\\_housing\\_market\\_assessment\\_part\\_2\\_update\\_january\\_2019\\_-\\_final.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/strategic_housing_market_assessment_part_2_update_january_2019_-_final.pdf)

- permitted provision through sites with planning permission at 1<sup>st</sup> April 2020;
- estimated provision at the sustainable urban extensions (in line with the Ipswich Garden Suburb Supplementary Planning Document for this site); and
- estimated provision through sites allocated by Policy SP2 - applying assumed levels of provision of larger homes depending on density.

Housing mix – estimated delivery

Table 9 Delivery of larger homes through sites from Policy SP3 (with planning permission or awaiting a Section 106)

Site Ref	Address	Size	Density (dph)	Dwellings	3-bed +	PP Ref
IP031b	22 Stoke Street	0.18	172	31	0	19/00369/FUL
IP084a	County Hall, St Helen's Street	0.32	125	40	1	18/01117/FUL
IP109	R/O Jupiter Road & Reading Road	0.42	14	6	6	19/00097/PREAPP
IP116	St Clement's Hospital Grounds	11.85 (8.3 net)	28	46	24	16/00677/REM & 16/00659/REM
IP131	Milton Street	0.28	32	9	8	18/00552/FUL
IP142	Land at Duke Street	0.39	113	44	0	17/00570/FUL
IP143	Former Norsk Hydro	4.5	19	85	32	17/00769/OUT
IP150a	Ravenswood U, V, W	2.23	44	96	31	20/00781/FUL
IP161	2 Park Road	0.35	40	14	0	19/00065/FUL
IP165	Eastway Business Park, Europa Way	2.08	45	8	5	17/00795/REM
IP188	Webster's Saleyard site, Dock Street	0.11	82	9	2	19/00173/FUL
IP200	Griffin Wharf, Bath Street	0.79	90	71	71	17/00382/FUL
IP205	Burton's, College Street	0.19	47	9	0	02/01241/FUL
IP206	Cranfields, College Street	0.71	450	134	0	04/00313/FUL
IP245	12-12a Arcade Street	0.06	233	14	3	18/00899/FUL
IP256	Artificial hockey pitch, Ipswich Sports Club, subject to the requirements of policy DM5 being met.	0.6	32	28	15	16/00987/FUL
IP274	Rear of former Maypole PH, Old Norwich Road	0.39	28	11	2	16/00763/FUL
IP279a	Former British Telecom, Bibb Way	0.63	162	78	0	
IP280	Westerfield House, Humber Doucy Lane	3.5	45	156	0	
IP283	25 Grimwade Street. Student Union Club and adjacent car park, Rope Walk	0.27	52	14	6	17/00049/FUL
IP386	28-50 Grimwade Street	0.15	107	16	2	19/01118/FUL
<b>Total</b>				<b>916</b>	<b>208</b>	



Table 10 Delivery of larger homes through Sustainable Urban Extensions

<b>Sustainable urban Extensions</b>	<b>Assumption</b>	<b>Total homes</b>	<b>3-bed plus</b>
Ipswich Garden Suburb	67% in accordance with the SPD	3295	2,207
Humber Doucy Lane	80%	449	359
<b>Total</b>		<b>3744</b>	<b>2,566</b>

Table 11 Delivery of larger homes through Policy SP2 Allocations - potential

<b>Policy SP2 allocations</b>	<b>Density</b>	<b>Assumption</b>	<b>Based on</b>	<b>Total homes</b>	<b>3-bed plus</b>
Non-IBC sites	High (min. 90dph)	7%	Delivery at high density developments: - IP038 Stoke Quay (7%) -IP216 Former Compair Reavell, Ranelagh Rd (6%)  The design illustration CDL K3 shows that a high density site can deliver 36% 3-bed homes.	1051	74
IBC sites	High	10%	As above	605	65
	Medium (min. 40dph)	60%	Delivery achieved at medium density development sites: -IP203 Fulham Way 65%; -IP023 Fire Station 61%; -IP200 Griffin Wharf 56%.	680	408
	Low (average 35dph)	75%	Delivery at low density development sites: -IP073 Former Thos Wolsey School 75% -Ravenswood Areas S & T 84%	283	203
<b>Totals</b>				<b>2664</b>	<b>759</b>

4.3 The analysis shows that estimated potential delivery of larger homes is as follows:

- Completions 2018-2020 with 3 or more bedrooms – 193 dwellings
- SP3 sites with planning permission – 208 dwellings
- CS10 and ISPA4.1 Sustainable Urban Extensions – 2,566
- SP2 allocations assuming varying rates of provision according to density - 759

4.4 This totals 3726 dwellings or 72.5% of the identified need. In addition, a proportion of windfall completions would likely add to this potential supply. Of windfall completions since 2011 where the number of bedrooms is known, 22% were homes with 3 or more bedrooms. At this rate of delivery, windfall could account for a further 143 larger homes taking the total percentage to 75%.

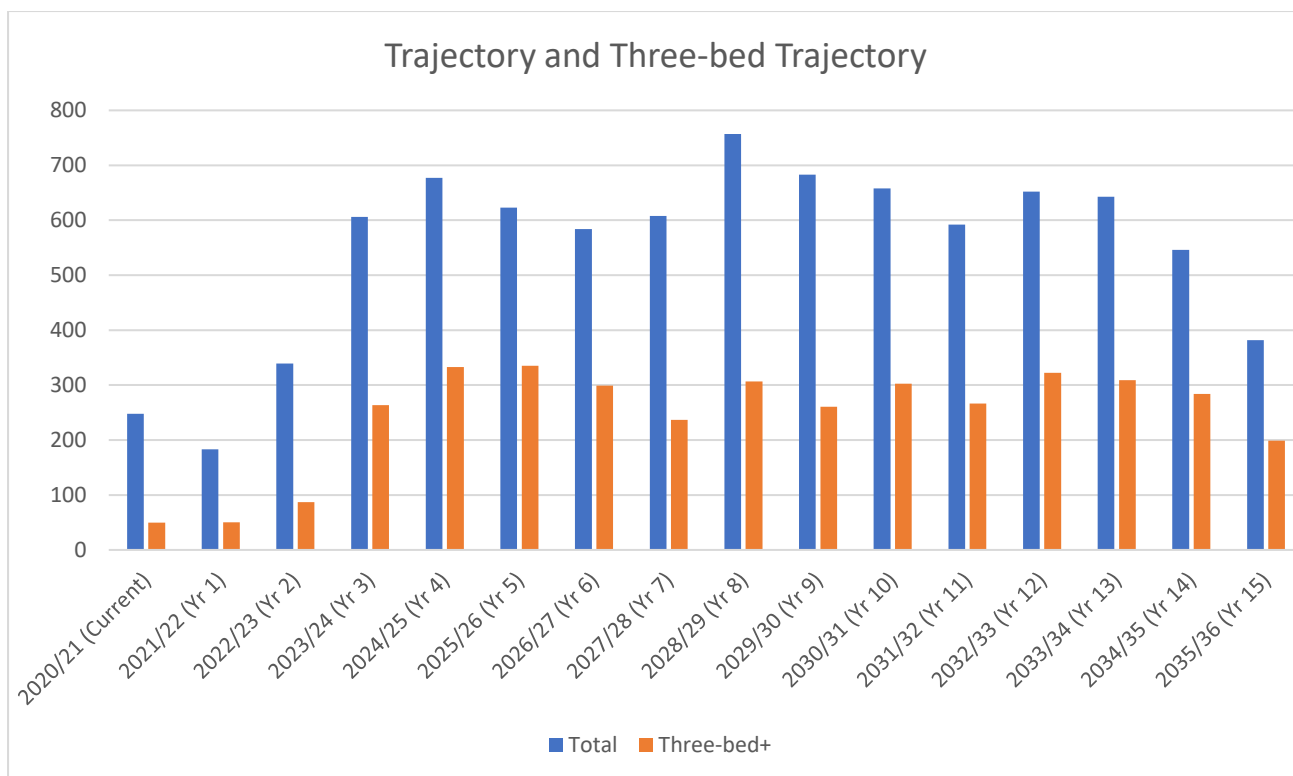
4.5 The Council recognises that the calculation depends on the assumptions applied and that, particularly for the high density sites in the low value area, some flexibility may be needed to support viability. Nevertheless, policy CS8 specifies a mix in developments of ten dwellings or more and refers to the Strategic Housing Market Assessment, and Table 5 of the ILPR provides an indication of the size priorities by tenure.

4.6 Key to the Council’s strategy for meeting the need larger homes is early delivery at Ipswich Garden Suburb starting in year 2, and the requirement through policy CS8 for developments to provide a mix of sizes of home. There are adopted and emerging Local Plan allocations in neighbouring Districts which provide some flexibility close to the Borough boundary and would contribute to meet the needs of Ipswich for larger homes.

4.7 The trajectory for delivering larger homes, based on assumed delivery rates, is shown below.

Table 12 and Graph Housing trajectory for larger homes

Year	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total
Total	248	183	339	606	677	623	584	608	757	683	658	592	652	643	546	382	8781
Three- bed+	50	51	87	263	333	335	299	237	307	260	302	267	322	309	284	199	3904



**5. Evidence of high-density housing delivery**

5.1 It was agreed at the ILPR hearing examination (Day 2, Hearing Session 2) that the Council would provide further information on basis for the use of 90dph as the minimum density standard for Policy DM23, criterion a.

5.2 As explained in the Council’s Matter 3 Hearing Statement, the starting point for identifying the minimum 90dph density standard is the monitoring data in the Authority Monitoring Reports (AMRs) (CDL E1 & E2). Table 20 of the AMRs demonstrates that densities well in excess of 90dph have been achieved in the IP-One area.

5.3 The adopted 2017 Local Plan selected a standard of 90dph as the minimum density standard which was lower than 110dph standard used in the 2011 Local Plan. The reduction made in 2017 was to take account of a variety of factors since the 2011 Local Plan had been adopted, as set out in reasoned justification paragraph 9.23.3 of the ILPR. These included the need to facilitate a greater proportion of houses and larger flats in developments to help meet the identified need in the Strategic Housing Market Area Assessment. This need continues.

5.4 Maintaining the lower density standard also reflects evidence in the Whole Plan Viability Assessment whereby a greater proportion of houses on schemes will help the viability of developments. The Council has gathered historic planning permission data for major residential developments that have been approved since 2000. Table 13 below provides information regarding developments that were approved with a mix of houses and flats. Table 14 provides information regarding developments that were built entirely as flats.

Table 13: Developments with mix of houses and flats approved in Ipswich

[Redacted] = 90dph>

Criteria A Area = Town Centre, Portman Quarter and Waterfront

APPLN NO	NO OF UNITS	HECTARES	DENSITY (DPH)	Houses	% Houses	Flats	% flats	Criteria A area?
IP/05/00819/FUL	464	3.829	121.18	117	25%	347	75%	Y
IP/06/00020/FUL	13	0.153	84.96	5	38%	8	62%	N
IP/07/00064/FUL	24	0.21	114.28	4	17%	20	83%	N
IP/05/00994/FUL	12	0.172	69.76	3	25%	9	75%	N
IP/07/00943/FUL	36	0.63	57.14	18	50%	18	50%	N
IP/17/00382/FUL	113	0.79	143.03	57	50%	56	50%	Y
IP/04/01290/FUL	377	3.76	100.26	10	3%	367	97%	Y
IP/17/00795/REM	94	2.08	45.19	60	64%	34	36%	N
IP/06/01180/REM	21	0.301	69.76	12	57%	9	43%	N
IP/04/00804/FUL	365	6.6	55.30	146	40%	219	60%	N
IP/07/00679/FUL	26	0.35	74.28	14	54%	12	46%	N
IP/05/00290/FUL	288	5.52	52.17	146	51%	142	49%	N
IP/16/00659/REM	51	1.2	42.5	23	45%	28	55%	N
IP/06/00436/FUL	14	0.15	93.33	5	36%	9	64%	N
IP/04/01261/FUL	12	0.195	61.53	2	17%	10	83%	N
IP/11/00980/REM	48	1.33	36.09	45	94%	3	6%	N
IP/17/00049/FUL	14	0.271	51.66	12	86%	2	14%	N
IP/08/00714/FUL	12	0.199	60.30	10	83%	2	17%	N
IP/07/00020/FUL	14	0.13	107.69	8	57%	6	43%	N
IP/06/00061/FUL	12	0.081	148.14	1	8%	11	92%	N
IP/04/00105/FUL	180	4.366	41.22	77	43%	103	57%	N
IP/09/00579/FUL	29	0.295	98.30	20	69%	9	31%	N
IP/09/00787/VC	42	0.54	77.77	24	57%	18	43%	N
IP/09/00612/FUL	202	5.2	38.84	109	54%	93	46%	N

Table 14: Developments consisting solely of flats approved in Ipswich

 = 90dph>

APPLN NO	NO OF UNITS	HECTARES	DENSITY (DPH)	Criteria A area?
IP/18/00899/FUL	14	0.063	222.22	Y
IP/06/00354/FUL	14	0.173	80.92	N
IP/04/01270/FUL	34	0.27	125.92	N
IP/15/00393/FUL	14	0.081	172.83	Y
IP/13/01110/P3JPA	25	0.285	87.71	Y

IP/17/00570/FUL	44	0.367	119.89	Y
IP/06/01067/FUL	10	0.08	125	N
IP/18/00685/P3JPA	12	0.08	150	Y
IP/05/00590/FUL	373	3.9	95.64	Y
IP/09/00551/FUL	16	0.158	101.26	N
IP/06/00087/FUL	24	0.248	96.77	N
IP/06/00001/FUL	22	0.24	91.66	N
IP/10/00108/FUL	32	0.209	153.11	Y
IP/14/00376/FP13	22	0.4	55	N
IP/03/00775/FUL	145	0.84	172.61	N

5.5 The evidence gathered in table 1 demonstrates that there are cases where developments with a mix of houses and flats have been approved at densities above 90dph. The examples in table 2 highlight that the majority of completed flatted developments are typically built at densities above 90dph.

5.6 Overall, the evidence gathered indicates that 90dph as a minimum density standard would provide an effective balance between delivering development at high-densities in the most sustainable locations of the Borough, whilst also allowing for a proportion of development to potentially be delivered as houses or larger flats (three-bedroom +). The Council considers this to be the optimum density to both help meet the Council's objectively assessed overall housing need through the standardised method, and, the type of housing the Borough needs as set out in the SHMA. The facilitation of a proportion of houses through the minimum density standard would also help improve the viability of developments, particularly on brownfield sites in the lower value areas of the Borough.

## 6. Affordable housing delivery on Lower Value Brownfield Sites and IBC Sites

6.1 Following discussions at the ILPR examination hearing session for Matter 2 (24/11/2020) regarding viability, it was agreed that the Council would provide a follow up note. This note was requested to provide further information on the delivery of affordable housing on brownfield sites identified within the lower-value zone of Ipswich. In addition, the Council was asked to provide details of its own affordable housing delivery, looking both historically in terms of past delivery and forwards in terms of anticipated delivery.

### Site Allocations and Delivery on Brownfield Sites in the Lower Value Zone

6.2 At the Matter 3 hearing session (25/11/2020) the Council explained that 2,396 dwellings of the sites allocated through Policy SP2 consisted of brownfield sites in the lower value zone of the Borough. Of the 2,396 dwellings, 409 dwellings (17%) are anticipated for delivery in the first five years of the trajectory. Although this was correct at the time of the hearing session, the figures have been amended to reflect the updates to the housing delivery evidence in this document. The most up to date figures are shown in Table 14 below.

Table 14 – SP2 Allocations and Position in Trajectory

	Years 1 - 5	Years 6 -10	Years 11-15	Total
<b>Total SP2 dwellings</b>	593	1477	898	2968
<b>Total SP2 lower value brownfield dwellings</b>	486	1155	832	2473
<b>% of lower value brownfield delivery in each year stage</b>	20%	47%	34%	N/A

6.3 The Council prepared an affordable housing trajectory covering the whole plan period for all sites allocated in Policies SP2 and SP3 (land with planning permission or awaiting a section 106) in the Affordable Housing Topic Paper (CDL D53). This included greenfield and brownfield sites in both value zones. In respect of brownfield sites in Policy SP2, the affordable housing trajectory applied an assumption that only sites with capacities based on 70dph or lower would be housing-led and therefore capable of providing 15% affordable housing. The trajectory in the topic paper is a relatively conservative estimate of affordable housing anticipated in the Borough.

6.4 This section will focus specifically on the lower-value brownfield sites anticipated in the first five years and the contribution that they can make towards affordable housing in the Borough.

Lower Value Brownfield Sites

6.5 As shown in Table 14 above, there are 2,473 dwellings proposed on brownfield sites in the lower-value zone through Policy SP2. These 2,473 dwellings are spread across 43 sites. It excludes sites in the higher value zone (e.g. IP010a & 10b) and greenfield sites (e.g. IP061). This full list is presented in appendix 11 of this note.

Lower Value Brownfield Sites in first five years

6.6 Appendix 12 provides a breakdown of the lower value brownfield sites anticipated to come forward in the first five years of the plan period. This consists of 486 dwellings across 13 sites.

Lower Value Brownfield Sites in first five years – Housing-led sites

6.7 As explained later in this note, the Whole Plan Viability Assessment (WPVA) evidence indicates that affordable housing could be viably delivered on housing-led schemes. Therefore, an assessment has been made of those sites which are likely to be housing-led. To ascertain this, the same formula used in the affordable housing topic paper has been applied, whereby sites with capacities based on densities of 70dph or lower are anticipated to be housing-led.

Lower Value Brownfield Sites in first five years – Affordable Housing providers

6.8 The assessment also needs to factor in potential delivery from affordable housing providers where there is knowledge that the site owner is such a provider. Where there is evidence that the site is to be delivered by an affordable housing provider, sites should not be excluded because they have densities greater than 70dph. In addition, experience within the Borough shows that a greater proportions of affordable housing are likely to be achievable on these sites.

Lower Value Brownfield Sites in first five years with Affordable Housing provision

6.9 Table 15 below outlines the 13 brownfield lower value zone sites and their respective capacities. It also identifies which of the sites are likely to include affordable housing based on the above.

Table 15 – Lower Value Brownfield Sites in first five years

Site Ref	Address	Gross Site Area (ha)	Density (dph)	Overall Capacity	Capacity in Years 1 – 5	Affordable Housing Likely?
IP014	Hope Church, Fore Hamlet	0.21	119	25	25	Yes – Council owned
IP047	Land at Commercial Road	3.11	70	173	173	Yes – Housing-led
IP066	JJ Wilson and land to rear, Cavendish Street	0.85	65dph	55	22	Yes – Housing-led
IP096	Car Park, Handford Road	0.22	100dph	22	22	No – Not housing led
IP125	Corner of Hawke Road and Holbrook Road	0.25	60dph	15	15	Yes – Council owned
IP135	112-116 Bramford Road	0.17	110dph	19	19	No – Not housing led
IP279a	Former British Telecom	0.63	124dph	78	78	Yes – Council owned.
IP279B(1)	Land north of Former British Telecom Office, Bibb Way	0.44	80dph	35	35	Yes – Council owned
IP279B(2)	Land south of Former British Telecom Office, Bibb Way	0.61	60dph	37	37	Yes – Council owned
IP307	Prince of Wales Drive	0.27	55dph	15	15	Yes – Orwell Housing (AH Provider)
IP309	Former Bridgeward Social Club, 68A Austin Street	0.28	54dph	15	15	Yes – Housing led.

IP354	72 (Old Boatyard) Cullingham Road	0.34	70dph	24	24	Yes – Housing led
IP355	77-79 Cullingham Road	0.06	100dph	6	6	No – Less than 15 dwellings and not housing-led
<b>Total</b>				<b>519</b>	<b>486</b>	

6.10 Table 16 below demonstrates the sites that the Council considers will provide affordable housing on the lower value brownfield sites and the amount of affordable housing anticipated. For Council-owned schemes it is assumed that sites will provide at least 70% affordable housing although there may be instances where these are 100% affordable housing. The 70% is based on the housing tenure mix on other schemes in the Borough, for example Tooks Bakery (IP005).

Table 16 – Lower Value Brownfield Sites and affordable housing delivery

Site Ref	Address	Capacity in Years 1 – 5	Affordable Housing Capacity in Years 1-5 (100% on Council owned sites)	Affordable Housing Capacity in Years 1-5 (70% on Council owned sites)	Justification
IP014	Hope Church, Fore Hamlet	25	25	18	Council owned site. Assume 70% affordable housing.
IP047	Land at Commercial Road	173	26	26	Housing-led. Assume 15% affordable housing.
IP066	JJ Wilson and land to rear, Cavendish Street	22	3	3	Housing-led. Assume 15% affordable housing.
IP125	Corner of Hawke Road and Holbrook Road	15	15	11	Council owned site. Assume 70% affordable housing.
IP279a	Former BT Office, Bibb Way	78	78	55	Council owned site. Informed that intention is for 100% affordable housing.
IP279B(1)	Land north of Former British Telecom Office, Bibb Way	35	35	25	Council owned site. Assume 70% affordable housing.
IP279B(2)	Land south of Former British Telecom Office, Bibb Way	37	37	26	Council owned site. Assume 70% affordable housing.



IP307	Prince of Wales Drive	15	15	15	Assume 100% as applicant is affordable housing provider.
IP309	Former Bridgeward Social Club, 68A Austin Street	15	2	2	Housing-led. Assume 15% affordable housing.
IP354	72 (Old Boatyard) Cullingham Road	24	4	4	Housing-led. Assume 15% affordable housing.
<b>Total</b>		<b>439</b>	<b>249</b>	<b>185</b>	

Lower Value Brownfield Sites with planning permission not included in Policy SP2

6.11 In addition to the site capacities identified in Table 16, there are also lower value brownfield sites with planning permission which will contribute towards affordable housing delivery in the first five years. These are outlined in the affordable housing trajectory in the affordable housing topic paper. Table 17 below, for ease of reference, identifies these sites, with the figures updated to reflect the more recent housing delivery evidence in this note.

Table 17 – Affordable housing delivery on lower brownfield sites not in Policy SP2

Site Ref	Address	Capacity in Years 1 – 5	Affordable Housing Capacity in Years 1- 5	Justification
IP386	28-50 Grimwade Street	16	16	Council owned. 100% affordable housing.
IP387	Adajcent 14 Emmanuel Close	6	6	Council owned. 100% affordable housing.
IP388	Rear of 70 - 84 Sheldrake Drive	8	8	Council owned. 100% affordable housing.
IP389	Rear of 32 – 40 Mallard Way	6	6	Council owned. 100% affordable housing.
<b>Total</b>		<b>36</b>	<b>36</b>	

6.12 Whilst the sites listed above in Table 17 are not counted in Policy SP2, they do contribute to the affordable housing anticipated in the first five years. It is also evidence of the Council's own delivery of affordable housing on lower value brownfield sites in the Borough. It should be noted that the above list does not include brownfield allocations at Ravenswood which will also make substantial contributions towards affordable housing need in the first five years. This is because Ravenswood is in the higher value zone.

Conclusion on Lower Value Brownfield affordable housing delivery in first five years

6.13 Of the 439 dwellings allocated on these lower brownfield sites in the first five years, 185 (42%) are likely to be affordable based on the evidence and justification provided. Of the 185 affordable dwellings anticipated, 135 (74%) would be provided by the Council. The overall amount could increase to 249 (57%) if the Council owned sites are delivered with 100% affordable housing. The Council also has 36 affordable dwellings with planning

permission on lower value brownfield sites for the first five years that are not included in this calculation.

- 6.14 Overall, these sites are capable of helping to meet the need for affordable housing in the Borough in the first five years of the plan period.

**Ipswich Borough Council's Affordable Housing Delivery Record**

- 6.15 It was requested at the relevant hearing session that the Council provides updates on its delivery evidence, including the Statements of Common Ground with the relevant arms of the Council.
- 6.16 Paragraph 22 of the Affordable Housing Topic Paper provides a good summary of what has been achieved in recent years.

IBC completions since 1/4/2018

Site Ref	Address	Dwellings	Application Number	Completion Date	Lower or Higher Value Zone
IP088	Cauldwell Hall Road	<b>17</b>	IP/17/01115/VC	29/12/2019	Lower

Under construction at 1/4/2020

Site	Address	Dwellings	Application Number	Completion Date	Lower or Higher Value Zone
IP005	Former Tooks site, 731 Old Norwich Road	<b>41 (+19 market)</b>	IP/16/00969/FP13	Due for completion by March 2021	Lower

October/November 2020 - demolition notices received for existing buildings at Grimwade Street, Emmanuel Close, Sheldrake Drive & Mallard Way.

IBC completions 1/4/2011 to 31/3/2018

Site Ref	Address	Dwellings	Application Number	Completion Date	Lower or Higher Value Zone
	Adjacent 69 Whitton Church Lane	4	IP/12/00742/FP13	16/12/2013	Lower
	Lockup garages, Coltsfoot Road	3	IP/12/00743/FP13	01/12/2013	Lower
IP065	Bader Close	108	IP/13/00368/FP13	14/03/2016	Higher
	11-65 Newnham Court, Cambridge Drive (refurbishment)	-4	IP/13/00597/FP13	09/06/2014	Lower

IP265	Lockup garages rear of 15 to 49 Ulster Avenue	22	IP/14/00376/FP13	26/02/2016	Lower
	Car Park adj 15 Ainslie Road	2	IP/16/00764/FPI3	29/01/2018	Lower
IP027	Lockup garages, Widgeon Close	5	IP/16/00780/FP13	19/03/2018	Lower
		<b>140</b>			

- 6.17 It is one of the three top corporate priorities as expressed in the Corporate Plan (G1) to ensure ‘building quality and affordable homes for Ipswich people’. The Council has a strong record of building homes and in 2017 its own stock stood at around 7794 council houses for rent. (4,136 houses; 2603 flats; 500 bungalows and 555 sheltered housing). The Council own 13% of the 61,070 homes in Ipswich. The housing delivery model used by the Council is not just directed towards the provision of council housing but is also directed towards the fuller NPPF definition forms of affordable housing delivery in part subsidised through Homes England such as market discount housing and affordable homes for private rent and with an element of market housing to ensure balanced communities. In 2019/20 17 new dwellings were completed and a further 60 were being built. In addition there are over 200 dwellings in the pipeline identifying that the Council is well on the way to meeting its corporate plan priority.
- 6.18 The Council seeks to lead by example and has set itself an ambitious target to build 1,000 new homes in a decade (see G1). Although this programme is initially focussed on Council-owned land, it intends that the programme will extend to acquiring other suitable sites. In 2019/20 144 new social housing units were completed and a further 77 had started on -site.
- 6.19 The Council also has a very good record on bringing empty homes back into use with 221 homes being brought back into use up to 2017, a further 52 in 2017/18 and 49 in 2018/19 with 100 more currently in the pipeline. Long-term empty properties in Ipswich decreased by almost 39% since 2012.

## **7. Whole Plan Viability Assessment – Executive Summary Clarification**

- 7.1 At the Matter 3 hearing session it was pointed out that there was an apparent inconsistency between paragraph ES18 of the WPVA which states that housing-led brownfield sites in the lower-value zone are viable and tables 1-5 and 1-6 which indicates that these typologies on lower value areas were not viable.
- 7.2 There is in fact no inconsistency in paragraph ES18. The statement that the typologies are viable assumes a developer profit of 15% of GDV. In contrast, Tables 1-5 and 1-6 provide a “worst case” sensitivity scenario based on a developer profit of 20% of GDV. The Planning Practice Guidance (018 Reference ID: 10-018-20190509) states that for the purpose of plan making an assumption of 15-20% of GDV may be considered. It is therefore not unreasonable to conclude that housing-led brownfield typologies in the lower value zone are viable when tested with a 15% developer profit.

7.3 It is also pertinent to note that the outcomes listed in Tables 1-5 and 1-6 are rigid in that they do not reflect the broader sensitivity analysis contained in the WPVA appendices (see appendix 5 of WPVA). Table 18 below provides a breakdown of which lower value brownfield housing-led scenarios are viable based on which sensitivity analysis adjustment is applied.

Table 18 - Whole Plan Viability Assessment Scenarios and Viability

Scenario	Lower Site Specific S106	Lower Developers Profit	Lower Threshold Land Value	Higher Density	Lower Build Rate (£psm)
C (30 dwellings - 100% houses)		£77,604 (10% AH & 16% Developers Profit)	£52,682 (TLV = £100,000)	£45,246 (45dph+)	£54,912 (5% AH & 95% Build Rate)
C (2) (12 dwellings – 100% houses)		£6,564 (15% Developers Profit)	£20,963 (10% AH & TLV = £100,000)	£2,148 (10% AH & 50dph+)	£6,480 (10% AH & 95% Build Rate)
C (5) (12 dwellings – 35% flats / 65% houses)		£22,395 (5% AH & 15% Developers Profit)			
F (30 dwellings – 35% flats / 65% houses)		£13,913 (10% AH & 16% Developers Profit)	£42,860 (5% AH & TLV = £100,000)		£4,066 (10% AH & 95% Build Rate)
G (75 dwellings – 100% houses)			£12,909 (5% AH & TLV = £100,000)	£126,689 (45dph+)	
J (75 dwellings – 35% flats / 65% houses)	£9,293 (15% AH & £0 S106) or £4,414 (10% AH & £2,000 S106 per unit)	£9,293 (20% Developers Profit)	£9,293 (TLV = £250,395)	£63,799 (100dph+)	£9,293 (100% Build Rate)

	Unviable with any affordable housing
	Viable with reduced affordable housing %
	Viable with 15% affordable housing

7.4 Aspinall Verdi have also prepared a supplementary note which provides greater detail on this point. In addition, it demonstrates the effects of removing certain policy costs on the housing-led brownfield typologies in the lower value zone. Furthermore, it highlights how an increase of 5% in the sales values results in the housing-led typologies becoming viable and provides examples of housing development sales in the immediate area. This supplementary note is provided in appendix 13 of this document.

## 8. Greenfield Development Section 106 examples

- 8.1 It was agreed at the ILPR hearing examination (Day 1, Hearing Session 3) that the Council would provide examples of Section 106 (S106) contributions secured. This was requested by the Inspectors to understand the relationship between the amount of S106 contributions available from greenfield development typologies set out in the Whole Plan Viability Assessment (WPVA) (CDL D42) and levels of contributions that have been historically achieved in the Borough. Table 1-5 of the WPVA outlines the anticipated S106 contributions available on a per unit basis, assuming 15% affordable housing.
- 8.2 It was explained at the hearing session that the anticipated S106 contributions of between £12,000 - £14,000 associated with the Ipswich Garden Suburb provide a reasonable indication of the likely levels of Section 106 contributions required of a large greenfield development. Furthermore, the urban nature of the Borough meant that there were limited examples of other greenfield developments that could be drawn upon. The Council has searched the planning history of approved schemes on greenfield land in the Borough and this is summarised in Table 19 below.

**Table 19: Approved greenfield developments and section 106 contributions**

<b>APPLN NO</b>	<b>STREET NAME</b>	<b>NO OF UNITS</b>	<b>HECTARES</b>	<b>S106</b>	<b>S106 per unit</b>
IP/18/00526/OUT <sup>2</sup>	Humber Doucy Lane	147	3.44	£43,696.00	£297.25
IP/07/00190/FUL	The Albany	38	1.55	£27,810.00	£731.84
IP/13/00368/FP13	Bader Close	108	3.22	£401,973.00	£3,721.97
IP/09/00612/FUL	Woodbridge Road	202	5.2	£1,024,656.00	£5,072.55
IP/14/00721/OUT	Foxhall Road	227	6.2	£2,181,321	£9,609.34
IP/14/00638/OUTFL	Westerfield Road	815	25	£9,921,904.00	£12,174.12
IP/16/00608/OUT	Henley Road	1100	31.67	£14,777,633.00	£13,434.21

- 8.3 The WPVA summarises the surplus viability for section 106 payments for greenfield typologies in Table 1-5 (see below).

<sup>2</sup> This application was for a care village - up to 147 assisted living/extra care

**Table 1- 5 Summary of surplus viability for S.106**

No. of units	Gross dph	Net dph	S.106 per unit
<b>Greenfield – higher</b>			
100 (100% houses)	27	39	£39,000
<b>Greenfield – lower</b>			
12 (100% houses)	30	38	£12,000
12 (100% flats)	120	150	Unviable
12 (65% flats/35% houses)	90	113	Unviable
12 (35% flats/65% houses)	50	63	£1,000
55 (100% houses)	27	34	£12,000

8.4 The surplus generated by larger greenfield housing (i.e. housing led developments) is sufficient to meet the infrastructure needs of such development having regard to what has been required historically. The contributions associated with the two Ipswich Garden Suburb (IGS) are for schemes eight and 11 times the 100 house greenfield higher value zone typology tested. Nevertheless, this typology would still have sufficient funds available to deliver greater levels of S106 contributions on a per unit basis. The small (12 houses) and medium (55 houses) greenfield typologies in the lower value zone would allow for £12,000 of S106 contributions per unit. This compares with the three larger non-IGS developments which have S106 contributions per unit ranging from £3,721 - £9,609. There are limited small developments to draw upon for comparison but the smallest scheme (The Albany – 38 dwellings) provided S106 contributions just below the £1,000 per unit allowed for in the 12 dwellings, house-led typology in the WPVA.

9. Updated Housing Delivery Note (I24)

## Ipswich Borough Council Local Plan Review

### Housing Delivery Note

2 October 2020

Update 4<sup>th</sup> December 2020

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



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

### Introduction

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

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

### National definition of deliverable

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

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

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

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

#### Evidence of deliverability

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

- Sites under the control of Ipswich Borough Assets, including IP279 the former British Telecom Office, Bibb Way;
  - Sites where the Borough Council is the landowner (so the Statement of Common Ground is between the Council as Local Planning Authority and Ipswich Borough Council as landowner) – for example, site IP150e Land South of Ravenswood;
  - IP280 Westerfield House, Humber Doucy Lane, where there is an outline planning permission reference 18/00526/OUT for 147 assisted living flats and two associated staff dwellings for development by Khan&Co;
  - Persimmon Homes in relation to site IP200 Griffin Wharf I38 (reference added to this paper 4/12/20); and
  - IP143 the former Norsk Hydro site at Sandyhill Lane I24.1 (reference added to this paper 4/12/20).
10. Statements of common ground have not been included for the Henley Gate and Fonnereau neighbourhoods at Ipswich Garden Suburb (IGS), because these parcels of land are further advanced through the planning process than Red House. As outlined in the Council's letter of 18<sup>th</sup> September 2020, four reserved matters applications have been submitted for the Henley Gate neighbourhood, including reserved matters for residential parcels for phase 1 (IP/20/00250/REM). At Fonnereau, outline planning permission was granted on 31<sup>st</sup> January 2020 (IP/14/00638/OUTFL). The outline planning permissions across the Henley Gate and part of the Fonnereau Neighbourhood have granted a total of 1,915 homes with supporting infrastructure. Ensuring that the IGS is secured is extremely important, as it represents a significant proportion of the overall Local Plan housing delivery.
11. The Council has a good record with Homes England. It has secured £9.8m of HIF funding from Homes England to assist with the delivery of strategic infrastructure at the Garden Suburb. The Council is in active discussion with Homes England about the delivery of key regeneration sites within the IP-One area. A letter from Homes England confirming the ongoing dialogue around site delivery is attached as Appendix 3.
12. A number of the sites allocated for residential development through the Final Draft Local Plan Review 2020 belong to Ipswich Borough Council, as landowner. Some are being delivered through its development company, Handford Homes, where this involves appropriate housing development; others are being delivered by Ipswich Borough Assets, a further at arm's length company arm of the Council. The Council has a strong track record of delivering housing at various scales either in its own right or through the at arm's length companies. For example, 108 homes were completed at Bader Close in 2015-2016, and 17 on the site of the former gospel hall in Cauldwell

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

13. Addendums to the Statement of Common Ground covering sites being delivered by Ipswich Borough Assets, Ipswich Borough Council and Handford Homes is provided as a new Appendix 4 to this document.
14. Clearly, sites that have been passed to Handford Homes which are included in their existing development agreement with the Council provide a degree of certainty. Progress against their delivery plan is regularly reported to Executive and is within the public domain. The statement of common ground included in Appendix 2 sets out the developer's plans for site delivery.
15. Ipswich Borough Assets also has land holdings within the five-year supply, notably at site IP279 Bibb Way.
16. Ipswich Borough Council is delivering IP150e at Ravenswood in its own right for example.
17. The housing trajectory is a snapshot of the delivery position at a point in time and inevitably the position with any site can change at any time. The Council is working continually to check and update delivery information and will continue to seek further statements of common ground in relation to additional sites forming the larger allocations in the Final Draft Local Plan. Based on current information, the Council is satisfied that should there be any shortfall from the identified deliverable supply, this can be addressed by reviewing sites in years 6-10 to pull forward sites from later in the plan period, reviewing the Strategic Housing and Economic Land Availability Assessment and reviewing the site building programme of Handford Homes, Ipswich Borough Assets and the Council's land as landowner.
18. The housing requirement and five-year supply calculations are not repeated in this note, as they are set out in the topic paper, Reviewing the Ipswich Housing Figure, June 2020 (CD reference D52). As set out in paragraph 17, we will continually review the information, to reflect for example receipt of any new planning applications such as Ravenswood UVW (site reference IP150a) which was received in September 2020 (IP/20/00781/FUL).

### Conclusions

19. Many of the sites forming the five-year housing land supply for the Final Draft Local Plan Review 2020 already have planning permission and their detailed progress towards delivery is set out in Appendix 1.
20. For some of the larger sites of fifty dwellings or more forming part of the five-year housing land supply for the Final Draft Local Plan Review 2020, statements of common ground are set out in Appendix 2. These include statements of common ground with

the Council's arm's length delivery company and property company, Handford Homes and Ipswich Borough Assets respectively, Ipswich Borough Council as Landowner - outside of holdings being developed by the at arm's length companies - and with Mersea Homes in relation to the Red House neighbourhood at Ipswich Garden Suburb. An update on work towards delivery on the various Ipswich Borough Council (and company) sites is also provided at Appendix 4.

21. Securing the Statement of Common Ground with Mersea Homes, means that now virtually the entirety of the Ipswich Garden Suburb is covered by outline permission or Statement of Common Ground which is important as it is a key strategic allocation in the plan.
22. These two ownerships are relevant to delivery throughout the plan period, not only within the five-year supply, and represent a significant proportion of the Council's overall housing delivery. The outline planning permissions across the Henley Gate and part of the Fonnereau Neighbourhood on 31 January 2020, alone have granted a total of 1,915 homes with supporting infrastructure.
23. This note builds on evidence already presented in the Council's response dated 18<sup>th</sup> September 2020 to the Inspectors' initial questions to the Council dated 17<sup>th</sup> August 2020. In particular, the response of 18<sup>th</sup> September outlines the delivery position in relation to the Ipswich Garden Suburb neighbourhoods of Henley Gate and Fonnereau. Paragraph 9 and Appendix 1 have been updated, and a new Appendix 4 added, at 4/12/20.

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

Please note that updates made to the commentary are labelled 'Update' for ease of reference.

Site Address	Ref	Planning status	Planning application details	Conditions discharged	Reserved Matters approved	Site Capacity 2020-2026	Current year 2020-21	YR1 2021/22	YR2 2022/23	YR3 2023/24	YR4 2024/25	YR5 2025/26	Site in hands of a developer	Steps being taken to support delivery
Fomer Tooks Bakery	IP005	Detailed PP	16/00969/FP13			60	60						Yes - Handford Homes	No delivery constraints, site under construction, completion due end December 2020.
Hope Church	IP014	Draft allocation (emerging plan)				25				25			Yes - Handford Homes	Plans have been drawn up. IBC-owned site. The site is now in the delivery agreement between Handford Homes and the Council with delivery scheduled for April 2023. Update 4/12/20: A project team has been identified and a project brief written; identification of historic requirements; and site assessment for density parameters undertaken, including schematic plans for high density development set over 3 to 5 storeys. See Handford Homes statement of common ground I27 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27 -_ibc_handford_homes_2</a> .

Site Address	Ref	Planning status	Planning application details	Conditions discharged	Reserved Matters approved	Site Capacity 2020-2026	Current year 2020-21	YR1 2021/22	YR2 2022/23	YR3 2023/24	YR4 2024/25	YR5 2025/26	Site in hands of a developer	Steps being taken to support delivery
														<a href="#">10.20 0.pdf</a> and update at Appendix 4. Works by Hope Church to relocate to the former Odeon cinema are progressing well with the current estimated timescale for completion Easter 2021.
22 Stoke Street/ Burrell Rd	IP031b	Detailed PP	19/00369/F UL Dated 070820. S106 now signed re off-site works			31			31				Yes - Maybush Developments	Detailed planning permission issued 7 August 2020.
Land at Commercial Road	IP047	Outline PP (pending)	08/00953 19/00148/ OUT pending decision. S106 negotiations ongoing.			173				35	65	73	Yes - Plutus (Ipswich) Ltd	HIF bid to address contamination. IBC in discussion with Homes England. IBC to consider AH provision. Update 4/12/20: Due to go to Planning Committee in December with a recommendation for approval. In discussing the reserved matters with the Council the applicant is understood to be in the

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														process of appointing a main contractor.
6-10 Cox Lane & 36-46 Carr St	IP048c	Prior approval granted	18/00740/P3JPA approved with conditions 121018. Conversion under prior approval 18/00740. (19/00292/F UL & 20/00011/N MMA - alterations/insertion of windows).			33	33						Yes – application from Stonecrest Homes Ltd	Development commenced
30 Lower Brook St / Turret Lane	IP054a	Detailed PP	16/01037/F UL with conditions 02/03/2017	17/00295 /CON part approved part refused 25/05/2017. 20/00605 /CON (archaeology) discharge		62					62		Site currently on the market.	Site constraints addressed (demolition and archaeology) and site currently on the market.



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				d (updated)										
Elton Park	IP059	Outline PP (pending) and adopted allocation	16/01220/O UT approved 20/09/18 subject to S106			68					34	34	Yes - M & D Developments	S106 discussions ongoing with Development Management. Developer actively seeking funding partners to ensure site delivery. Developer has prepared Reserved Matters drawings.  Update 4/12/20: Clarification that demolition has taken place.
Former School Site, Lavenham Road	IP061	Adopted allocation				23					12	11	SCC owned	Construction completed on part of the site providing accommodation for SCC customers. Once the new facility is established, and after considering whether additional accommodation might be required for SCC customers, SCC will be marketing the site. SCC anticipate the site being available for the development of some housing units within the next two years.

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JJ Wilson and land to rear at Cavendish Street	IP066	Part allocated (adopted Local Plan) and part draft allocation (emerging Local Plan – total capacity 55)				22						22	Currently multiple ownership	Update 4/12/20: Council in discussion with three landowners and agents representing the major portion of the site with a meeting scheduled for January 2021 to discuss next steps towards an application.
Land at Upper Orwell St	IP074	Detailed PP	16/01179/ FUL dated 3 Feb 2017	19/00842 /CON approved 04/03/2020		9				9			Yes - Colwyn Developments Ltd	Update 4/12/20: Development moving forward. Site assessment surveys have taken place: Archaeology Report and Archaeology Evaluation, discharged 4/3/2020 Construction Management Plan, discharged 4/3/2020 Foundation Plans, discharged 4/3/2020. Construction plan shows 18-24 month programme hence delivery in year 3.
County Hall	IP084a	Detailed PP (subject to S106)	18/01117/ FUL Approved subject to S106 for 40 flats			40					40		Yes - Harris and Wilton	Resolution to grant Jan 2020 and S106 negotiations ongoing.

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Car Park, Handford Rd East	IP096	Detailed PP (subject to S106)	19/00768/FUL approved April 2020 subject to S106			22				22			On the market with Savills and under offer. App was from HB Villages Developments Ltd	On the market and being moved forward. Update 4/12/20: S106 signed and permission issued 3 <sup>rd</sup> September 2020.
391 Bramford Rd	IP106	Detailed PP	18/00032/FUL approved 6/4/2018 & 19/00045/FUL approved 16/5/2019 & 19/00902/N MMA	19/00128 /CON part approved , part refused 01/04/2019	19/00313/VC approved 24/05/2019	11		11						Under construction.
Rear of Jupiter Rd & Reading Rd/The Drift Woodbridge Rd	IP109	Adopted allocation				6					6			Update 4/12/20: Discussions between Development Management and the agent took place in March 2020, including discussion of the site capacity (adopted allocation is for 13 dwellings).
Former St Clement's Hospital	IP116a	Detailed PP	16/00659/FUL			17	12	5					Bovis Homes	In progress
Former St Clement's Hospital grounds	IP116b	Detailed PP	16/00677/FUL			29	29	0					Bovis Homes	In progress

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Hawke Rd and Holbrook Rd	IP125	Draft allocation (emerging Local Plan)				15				15			Yes - Handford Homes	Update 4/12/20: Site scheduled for delivery by April 2023. Project brief written, and project team identified. Contextual analysis of the site, site assessment for density parameters and existing building assessment undertaken. See Handford Homes statement of common ground I27 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf</a> and update at Appendix 4
45 Milton Street	IP131	Detailed PP	18/00552/F UL approved 16/08/2018			9				9				Site has detailed pp.
112 Bramford Rd	IP135	Adopted allocation				19						19		Update 4/12/20: Temporary pp for car wash 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

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														former condition one month from the cessation of the use.
Land at Duke Street	IP142	Detailed PP	17/00570/FUL approved 15/05/2019	19/00560/CON appr 05/08/19 19/00695/CON appr 16/09/19 19/00886/CON appr 26/11/19 19/01063/CON part approved part refused 20/01/20	19/00617/106M (variation of terms of S106 Agreement to move trigger for contribution)	44						44		Conditions being discharged.
Former Norsk Hydro	IP143	Outline PP	17/00769/OUT approved 04/10/2019 and S106 signed			85				40	45			SoCG with Cheltenham Developments Ltd I24.1 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i24.1_-_norsk_hydro_socg_ip143_06_10_20.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i24.1_-_norsk_hydro_socg_ip143_06_10_20.pdf</a> . Homes England sees this as a potential site for funding to address constraints to delivery. Owners are undertaking further

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														ground investigation feasibility work, with a view to producing a remediation strategy to de-contaminate the land. Following this, the intention is to discharge the associated planning conditions to provide greater certainty before marketing the site.
Ravenswood U, V, W	IP150a part	Outline PP and allocated site	Part of 07/00765/O UT approved 15/11/2007 (areas S & T built)			96			50	46			Yes - Handford Homes	See statement of common ground I27 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf</a> and update at Appendix 4. Update 4/12/20: Planning application in for 96 dwellings IP/20/00781/FUL. Included in developer agreement with IBC. Due to go to Planning & Development Committee in December with a recommendation to approve.

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Land south of Ravenswood	IP150e	Draft allocation (emerging Local Plan - 126 dwellings total)				84					42	42	Yes - IBC	Discussions ongoing with SCC Highways regarding access options and triggers at Ravenswood. See Statement of Common Ground with IBC Property I26 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i26_-_ibc_and_ipswich_borough_council_as_landowner_2.10.20_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i26_-_ibc_and_ipswich_borough_council_as_landowner_2.10.20_0.pdf</a> and update at Appendix 4.
2 Park Road	IP161	Detailed PP	19/00065/F UL granted and S106 signed Sept 2019.			14				14			Eyton Developments (Suffolk) Ltd	Site has full pp.
Eastway Business Park	IP165	Detailed PP				8	8							Site almost complete
23-25 Burrell Road	IP169	Detailed PP				4	4							Site almost complete

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Websters Sale Yard, Dock St	IP188	Detailed PP	19/00173/F UL approved 01/10/2019			9						9	On the market with Exquisite Homes <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 has full pp and is on the market.



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Griffin Wharf, Bath Street	IP200	Detailed PP (commenced)	17/00382/F UL approved 11/02/2019. A revised planning application was recently lodged with IBC to amend the approved scheme. The proposal comprises 35 x 3-bed, 3-storey dwellings	19/00634 /CON (part appr part ref 28/08/2019), 19/00688 /CON (part appr part ref 19/09/2019), 19/01050 /CON (part appr part ref 20/01/2020) & 20/00335 /CON (refused)		71	36		35				Yes - Persimmon Homes	Phase 1 underway; app in for alternative design of phase 2. Update 4/12/20: Statement of common ground with Persimmon Homes I38 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i38_-_persimmon_homes_socg_ip200_final.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i38_-_persimmon_homes_socg_ip200_final.pdf</a> . This indicates a reduced capacity (houses rather than flats) and earlier delivery.
Burton's, College Street	IP205	Detailed/Outline (hybrid) PP	19/00624/FP I3 approved 08/01/2020 subject to S106 (also 02/01241/F UL)			9				9			IBC	Part of mixed use scheme with leisure uses. Expect to issue planning permission within next few weeks. See Statement of Common Ground with IBC Property I26 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov">https://www.ipswich.gov.uk/sites/www.ipswich.gov</a>

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														v.uk/files/i26_-_ibc_and_ipswich_borough_council_as_landowner_2.10.20_0.pdf
Cranfields (Mill House), College Street	IP206	Detailed PP (commenced)	16/00092/V C approved (17/00438/V C & 18/00696/V C)	17/00380 /CON (appr 21/6/17) 18/01132 /CON (appr 15/12/19)		10	10							33 have been built; 10 remaining on top floors as an extension. Was commercial & flats, now reconfigured.
31-37 St Helens St	IP218	Prior approval granted	15/00422/P 3JPA			3						3		Commenced, one floor completed.
Land adj 30 Gibbons Street	IP234	Detailed application pending decision	Originally 06/01176/F UL 6 flats - now 19/00062/F UL app pending for 3 houses			2				2				Discussions between agent and IBC re. progressing the application. May reduce to 2 dwellings.
12-12a Arcade St	IP245	Detailed PP	18/00899/F UL approved 6/9/2019			14			14					Site has full pp.

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Artificial Hockey Pitch, Ipswich Sports Club	IP256	Detailed PP	16/00987/FUL dated 20 Sept 2018			28				28			Currently on the market with Savills <a href="https://www.rightmove.co.uk/commercial-property-for-sale/property-71591820.html">https://www.rightmove.co.uk/commercial-property-for-sale/property-71591820.html</a>	Ongoing discussions around off-site pitch improvements. Site has full pp.
9, Burlington Rd	IP268	Detailed PP	13/00625/FUL	13/01022/CON		2	2							Site almost complete.
Old Norwich Road, rear of Maypole PH	IP274	Detailed PP (subject to S106)	16/00763/FUL (awaiting signing of S106)			11			11				Yes, Birch Homes	Minor amendment to layout received April 2020 - agent moving towards final resolution of the outstanding S106 issues.
Former BT, Bibb Way	IP279a	Detailed PP	18/00470/P3JPA (104 dwellings – prior approval)			78			78				Yes - Ipswich Borough Assets	Update 4/12/20: See IBA statement of common ground I25 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i25_-_ibc_and_ipswich_borough_assets_2.10.20_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i25_-_ibc_and_ipswich_borough_assets_2.10.20_0.pdf</a> and Appendix 4 to this document. Reduced capacity to reflect improved space standards for the conversion

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														element, but capacity across the whole site remains 149. See also IP279b and c below. Masterplan progressed and site surveys completed. Pre-app submitted and considered by Council's Major Projects Team.
Former BT, Bibb Way (north)	IP279b	Pre-application				35				35			Yes - Ipswich Borough Assets	Update 4/12/20: See IBA statement of common ground I25 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i25_-_ibc_and_ipswich_borough_assets_2.10.20_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i25_-_ibc_and_ipswich_borough_assets_2.10.20_0.pdf</a> and Appendix 4 to this document. Masterplan progressed and site surveys completed. Pre-app submitted and considered by Council's Major Projects Team.
Former BT, Bibb Way (south)	IP279c	Pre-application				37				37			Yes - Ipswich Borough Assets	Update 4/12/20: See IBA statement of common ground I25 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i25_-_ibc_and_ipswich_borough_assets_2.10.20_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i25_-_ibc_and_ipswich_borough_assets_2.10.20_0.pdf</a> and Appendix 4 to this

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														document, which indicates earlier completion of this site in 2023 and combined site capacity now 150 not 149. Masterplan progressed and site surveys completed. Pre-app submitted and considered by Council's Major Projects Team.
Westerfield House Humber Doucy Lane	IP280	Detailed PP	14/01039/F UL & 17/00489/V C & 18/00526/O UT			154	7			48	65	34	Yes – Khan & Co	Update 4/12/20: See statement of common ground I20 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i20_-_westerfield_house_socg_30th_sept_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i20_-_westerfield_house_socg_30th_sept_0.pdf</a> . The owner is actively progressing reserved matters and proposals have been discussed by the Council's Major Projects Team.
25 Grimwade St	IP283	Detailed PP	17/00049/F UL (residential & offices)& 18/01098/F UL (education to replace	19/01060 /CON, 20/00565 /CON, 20/00596 /CON, 20/00667 /CON		14			14					Update 4/12/20 re. archaeology: Site progressing, conditions discharged for archaeology for both elements.

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			office element)											
Land rear 28-50 Freehold Rd	IP285	Detailed PP	19/00737/F UL	20/00147 /CON		5		5					Stonecrest Homes Ltd	Development started - site cleared and conditions discharged.
Prince of Wales Dr	IP307	Draft allocation (emerging plan)	20/00367/F UL application submitted and pending decision			15			15				Orwell Housing	Design and capacity discussions ongoing with Development Management. Update 4/12/20: A planning application has been submitted and is under consideration. During the course of the application process the agent has revised the scheme in response to comments raised through the application process, e.g. a reduction in the number of dwellings proposed and the height of the block of flats.

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Former Bridge Ward Social Club	IP309	Draft allocation (emerging plan)				15					15		Part IBC, part Austin Street Projects Ltd	Update 4/12/20: Planning application on southern portion withdrawn 19/01143/FUL due to access issues which are now capable of resolution with access constraint from west side of the site and the two land owners are supportive. IBC Property has undertaken to progress discussions.
Land rear 133 Valley Rd	IP333	Detailed PP	19/00325/F UL approved 31/05/19			7			7					Site has full pp and site is being cleared.
72 (Old Boatyard) Cullingham Road	IP354	Draft allocation (emerging plan)				24				24				On-going discussions with Development Management, following pre-application process mid 2019 (updated).
77-79 Cullingham Road	IP355	Draft allocation (emerging plan)				6				6			Universal Property Ltd.	On-going discussions with Development Management. Update 4/12/20: Owner supportive at Regulation 19 stage of ILPR and actively engaging with Council. Pre-application discussions took place May 2020.

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Saxon House, 1 Cromwell Square	IP358	Detailed PP	18/00374/P 3JPA			34		34						Site has prior approval.
2 Turret Lane	IP360	Prior approval granted	18/00496/P 3JPA	18/00880 /CON part app part refused 28/11/18		6	6							Site has prior approval.
3-4 Lower Brook Mews	IP361	Prior approval granted	18/00549/P 3JPA			6		6						Site has prior approval
39 Princes Street	IP362	Prior approval granted and detailed pp for mansard extension	18/00675/P 3JPA (18/09/18), 19/00804/P 3JPA (29/10/19) & 19/00901/F UL (a/c 16/12/2019)			15		15						20/00592/IN (Building Regs application) received.
34 Foundation Street	IP363	Prior approval granted and Detailed PP	18/00685/P 3JPA & 19/00202/F UL	20/00578 /CON a/c 4th Sep 2020		14	14							Flats complete and for sale Sept 2020.
28-32 Museum Street	IP364	Detailed PP	18/01063/F UL (appr 8/3/19) & 19/00911/V C (appr 5/12/19)	19/00923 /CON approved 31/1/20		9	9						<a href="https://highbournehomes.co.uk/museum-street-apartments/">https://highbournehomes.co.uk/museum-street-apartments/</a>	Building Regs application received 19/00305/IN



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15-17 Princes Street	IP365	Prior approval granted	18/01070/P3JPA (a/c 23rd Jan 2019)			14		14						Site has prior approval
6 Lower Brook Street	IP366	Detailed PP	19/00028/FUL (a/c 5/4/19)			8		8						Site has full pp.
The Masons PH	IP371	Detailed PP	18/00160/FUL (a/c 1/5/18)	19/00747/CON (appr 11/9/19)		8		8						Under construction.
Aaron House Finchley Rd	IP383	Detailed PP	19/00969/FUL (a/c 17/12/19) 20/00255/V C (withdrawn June 2020)			6			6					Site has full pp.
28-50 Grimwade Street	IP386	Detailed PP	19/01118/FUL (a/c 3/7/2020) Approved subject to S106 agreement reduced from 16 as 3 flats still in use			13			13				Yes - Handford Homes	Contract awarded, due to commence in the autumn. Gross 16 dwellings but demolition includes loss of 3 flats. See Statement of Common Ground with Handford Homes I27 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf</a> .
Emmanuel Close	IP387	Detailed PP	19/01119/FUL (a/c 3/4/2020)			6		6					Yes - Handford Homes	See Handford Homes statement of common ground I27

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														<a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf</a> . Has executive approval for development.
Sheldrake Drive	IP388	Detailed PP	19/01122/F UL (a/c 3/4/2020)			8		8					Yes - Handford Homes	See Handford Homes statement of common ground I27 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf</a> . Has executive approval for development.
Mallard Way	IP389	Detailed PP	19/01129/F UL			6		6					Yes - Handford Homes	See Handford Homes statement of common ground I27 <a href="https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf">https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i27_-_ibc_handford_homes_2.10.20_0.pdf</a> . Has executive approval for development.
Highview Hotel Belstead Rd	IP392	Detailed PP	19/00159/F UL	Conditions are pre-occupation rather than pre-commencement.		8		8						Site has full pp for conversion of hostel and coach house.

Site Address	Ref	Planning status	Planning application details	Conditions discharged	Reserved Matters approved	Site Capacity 2020-2026	Current year 2020-21	YR1 2021/22	YR2 2022/23	YR3 2023/24	YR4 2024/25	YR5 2025/26	Site in hands of a developer	Steps being taken to support delivery
IGS Phase N1a CBRE	IP181	Outline pp granted 31 Jan 2020	14/00638/O UT			210				42	84	84	CBRE	Delivery Body established and HIF funding in place.
IGS Phase N2a Crest	IP180	Outline pp granted 31 Jan 2020	16/00608/O UT		Apps received: IP/20/00245/REM  IP/20/00250/REM  IP/20/00306/REM  IP/20/00417/REM	343			24	90	115	114	Yes - Crest	Delivery Body established and HIF funding in place
IGS Phase N3a Red House	IP182					126					42	84	Yes - Mersea Homes	HIF funding in place. See Statement of Common Ground with Mersea Homes
Various sites fewer than 5 dwellings						126	25	42	41	18				Sites with pp
Windfall						150				50	50	50		N/A
<b>TOTALS</b>						<b>2676</b>	<b>248</b>	<b>183</b>	<b>339</b>	<b>606</b>	<b>677</b>	<b>623</b>		



## **Appendix 2 Statements of Common Ground Regarding Site Delivery**

1. Ipswich Borough Council and Mersea Homes  
([https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i19 -  
\\_mersea homes socg red house neighbourhood final socg 29 09 20ibc signed  
0.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i19_-_mersea_homes_socg_red_house_neighbourhood_final_socg_29_09_20ibc_signed_0.pdf))
2. Ipswich Borough Council and Khan&Co  
([https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i20 -  
\\_westerfield house socg 30th sept 0.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i20_-_westerfield_house_socg_30th_sept_0.pdf))
3. Ipswich Borough Council and Handford Homes  
([https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i24 -  
\\_housing delivery note final 2.10.20.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i24_-_housing_delivery_note_final_2.10.20.pdf))
4. Ipswich Borough Council as Local Planning Authority and Ipswich Borough Council as Landowner  
([https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i26 -  
\\_ibc and ipswich borough council as landowner 2.10.20 0.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i26_-_ibc_and_ipswich_borough_council_as_landowner_2.10.20_0.pdf))
5. Ipswich Borough Council and Ipswich Borough Assets  
([https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i25 -  
\\_ibc and ipswich borough assets 2.10.20 0.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i25_-_ibc_and_ipswich_borough_assets_2.10.20_0.pdf))
6. Ipswich Borough Council and Cheltenham Developments (Top Site) Ltd  
([https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i24.1 -  
\\_norsk hydro socg ip143 06 10 20.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i24.1_-_norsk_hydro_socg_ip143_06_10_20.pdf))
7. Ipswich Borough Council and Persimmon Homes Suffolk  
([https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i38 -  
\\_persimmon homes socg ip200 final.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i38_-_persimmon_homes_socg_ip200_final.pdf))

## **Appendix 3 Letter from Homes England dated 30<sup>th</sup> September 2020**

[https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i13 -  
\\_homes england letter 300920 0.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/i13_-_homes_england_letter_300920_0.pdf)

**Appendix 4 Addendums to Statements of Common Ground with Ipswich Borough Assets (I25), Ipswich Borough Council as Landowner (I26), and Handford Homes (I27) 4<sup>th</sup> December 2020**

**Addendum to the Statement of Common Ground between Ipswich Borough Council and Ipswich Borough Assets Ltd – 2 October 2020 (i25)**

The amendments below in this Addendum represent the current position and reflect the Chief Operations Officer of the Council’s position on the current programme position that Ipswich Borough Assets Ltd. is operating to, in her position of Managing Director of the company.

Site	No. of dwellings	Consultant’s report done and in place Y/N if so which – topo/contamination/asbestos/UEO/drainage/access	Constraints identified e.g. contamination flood risk etc	Pre-app or advanced LPA talks. PREAPP due when?	Utility assessment of site	Permission in place (outline or RMs)	Viability assessed, funding agreed.	Programme in place
Bibb Way	150 (78 in conversion and 72 new build dwellings)	Masterplan progressed; structural assessment complete, full topographic survey completed, full measured survey completed, PII Site investigation for contamination and geo technics completed, FRA completed, and drainage strategy completed, UXO survey instructed, full MEP survey of the existing installation completed, asbestos survey	Flood risk, access	Pre-app being considered by LPA 20/00073/PR EAPP	Utility assessment complete and UKPN instructed to terminate the power serving the data centre to allow demolition	Prior notification for change of use form office to residential creating 104 residential units approved – 18/00470/P3J PA	Yes - construction in 3 phases all complete end 2022/2023	Yes BLR/IP279b(1) & (2), and IP279a

**Signatures:**

Signed:

A handwritten signature in black ink, appearing to read 'Martyn Fulcher'.

Name: Martyn Fulcher MRTPI

Position: Head of Development

Date: 04.12.2020

**Ipswich Borough Council**

Signed:

A handwritten signature in black ink, appearing to read 'Helen Pluck'.

Name: Helen Pluck

Position: Managing Director

Date: 04.12.2020

**Ipswich Borough Assets Ltd**

**Addendum to the Statement of Common Ground between Ipswich Borough Council and as Local Planning Authority and Ipswich Borough Council as Landowner – 2 October 2020 (i26)**

The amendments below in this Addendum represent the current position and reflect the Chief Operations Officer of the Council’s position on the current programme position.

Site	No. of dwellings	Consultant’s report done and in place Y/N if so which – topo/contamination/asbestos/UEO/drainage/access	Constraints identified e.g. contamination flood risk etc	Pre-app or advanced LPA talks. PREAPP due when?	Utility assessment of site	Permission in place (outline or RMs)	Viability assessed; funding agreed.	Programme in place
Ravenswood 150e (site at the front of Ravenswood identified for 126 dwellings)	126	No – scheduled for 2023 to allow scheme to be brought forward in 2024 for delivery by end 2027	None	Pre-app due March 2024	No	No	Complete end of 2027	No

**Signatures:**



Signed:

Name: Martyn Fulcher MRTPI

Position: Head of Development

Date: 04.12.2020

**Ipswich Borough Council  
as Local Planning Authority**



Signed:

Name: Stuart McDonald MRICS

Position: Property Services Operations Manager

Date: 04.12.2020

**Ipswich Borough Council as Landowner**



**Addendum to the Statement of Common Ground between Ipswich Borough Council and Handford Homes Ltd – 2 October 2020 (i27)**

The amendments below in this Addendum represent the current position and reflect the Chief Operations Officer of the Council’s position on the current programme position that Handford Homes Ltd. is operating to in her position of Managing Director of the company.

Site	No. of dwellings	Consultants report done and in place Y/N if so which – topo/contamination/a sbestos/UEO/drainage /access	Constraints identified e.g. contamination flood risk etc	Pre-app or advanced LPA talks. PREAPP due when?	Utility assessment of site	Permission in place (outline or RMs)	Viability assessed; funding agreed.	Programme in place
Hawke Rd	30	Project brief written. Historical analysis of the site and existing building assessment. Site assessment for density parameters Make up of project team identified	Policy, SPD and site constraints  Including potential affordable housing split	Pre-app due April 2021	N/A	No	Internal	Yes. Programme in place for completion by April 2023 which is realistic
Hope Church	25	A Project team has been identified and a Project Brief written; identification of historic requirements; and site assessment for density parameters undertaken, including schematic plans for high density development set over 3 to 5 storeys.	Policy, SPD and site constraints  Including potential affordable housing split	Pre-app due April 2021	N/A	No	Internal	Yes. Programme in place for completion by April 2023 which is realistic.  The Church are programmed to vacate the current site by Easter 2021.

Ravenswood UVW	96	Yes, all complete and on IBC website with the planning application	Yes	20/00781/FU L P&D committee 16 <sup>th</sup> December	Yes	Planning application being considered by P&D committee 16 <sup>th</sup> December	Yes	Yes Q3 2021 start on site expect completion by end 2023
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**Signatures:**

Signed:



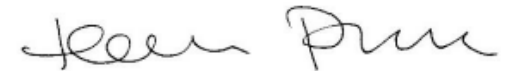
Name: Martyn Fulcher MRTPI

Position: Head of Development

Date: 04.12.2020

Ipswich Borough Council

Signed:



Name: Helen Pluck

Position: Managing Director

Date: 04.12.2020

Handford Homes Ltd



## Appendix 5 – Scenario C WPVA

Scheme Ref: **C**  
 Title: **30 No. Units at Houses 100%**  
 Notes: **Brownfield lower value**

		AH - % on site 15%						
Balance (RLV - TLV)	(271,732)	0%	5%	10%	15%	20%	25%	30%
Profit	15%	240,420	159,012	77,604	(3,804)	(85,211)	(166,619)	(248,027)
	16%	177,378	99,122	20,866	(57,389)	(135,645)	(213,901)	(292,156)
	17%	114,336	39,232	(35,871)	(110,975)	(186,079)	(261,182)	(336,286)
20.00%	18%	51,294	(20,658)	(92,609)	(164,561)	(236,512)	(308,464)	(380,415)
	19%	(11,748)	(80,548)	(149,347)	(218,146)	(286,946)	(355,745)	(424,544)
	20%	(74,790)	(140,437)	(206,085)	(271,732)	(337,379)	(403,027)	(468,674)
	21%	(137,832)	(200,327)	(262,822)	(325,318)	(387,813)	(450,308)	(512,803)
	22%	(200,874)	(260,217)	(319,560)	(378,903)	(438,246)	(497,589)	(557,514)
	23%	(263,916)	(320,107)	(376,298)	(432,489)	(488,680)	(544,871)	(608,237)
	24%	(326,958)	(379,997)	(433,036)	(486,075)	(539,113)	(597,996)	(658,960)
	25%	(390,000)	(439,887)	(489,773)	(539,660)	(595,002)	(652,343)	(709,684)

		AH - % on site 15%						
Balance (RLV - TLV)	(271,732)	0%	5%	10%	15%	20%	25%	30%
100,000		249,624	183,977	118,330	52,682	(12,965)	(78,612)	(144,259)
235,665		(74,790)	(140,437)	(206,085)	(271,732)	(337,379)	(403,027)	(468,674)
TLV (per acre)	300,000	(228,634)	(294,281)	(359,928)	(425,576)	(491,223)	(556,870)	(622,517)
235,665	400,000	(467,763)	(533,410)	(599,057)	(664,705)	(730,352)	(795,999)	(861,646)
	500,000	(706,892)	(772,539)	(838,186)	(903,834)	(969,481)	(1,035,128)	(1,100,776)
	600,000	(946,021)	(1,011,668)	(1,077,315)	(1,142,963)	(1,208,610)	(1,274,257)	(1,339,905)
	700,000	(1,185,150)	(1,250,797)	(1,316,445)	(1,382,092)	(1,447,739)	(1,513,386)	(1,579,034)
	800,000	(1,424,279)	(1,489,926)	(1,555,574)	(1,621,221)	(1,686,868)	(1,752,515)	(1,818,163)
	900,000	(1,663,408)	(1,729,055)	(1,794,703)	(1,860,350)	(1,925,997)	(1,991,644)	(2,057,292)
	1,000,000	(1,902,537)	(1,968,184)	(2,033,832)	(2,099,479)	(2,165,126)	(2,230,773)	(2,296,421)

		AH - % on site 15%						
Balance (RLV - TLV)	(271,732)	0%	5%	10%	15%	20%	25%	30%
	20	(635,162)	(700,868)	(766,752)	(832,636)	(903,828)	(979,557)	(1,055,286)
	22	(491,596)	(557,243)	(622,890)	(688,732)	(754,616)	(826,016)	(901,744)
Density (dph)	25	(319,316)	(384,963)	(450,611)	(516,258)	(581,931)	(647,815)	(717,495)
31	28	(183,954)	(249,601)	(315,248)	(380,895)	(446,543)	(512,190)	(578,018)
	30	(108,752)	(174,399)	(240,047)	(305,694)	(371,341)	(436,988)	(502,640)
	32	(42,951)	(108,598)	(174,245)	(239,893)	(305,540)	(371,187)	(436,834)
	35	41,651	(23,997)	(89,644)	(155,291)	(220,938)	(286,586)	(352,233)
	37	90,430	24,783	(40,865)	(106,512)	(172,159)	(237,806)	(303,454)
	40	154,453	88,806	23,158	(42,489)	(108,136)	(173,783)	(239,431)
	42	192,054	126,406	60,759	(4,888)	(70,536)	(136,183)	(201,830)
	45	242,188	176,541	110,893	45,246	(20,401)	(86,048)	(151,696)

**Appendix 6 – Scenario C(2) WPVA**

**Scheme Ref:** C (2)  
**Title:** 12 No. Units at Houses 100%  
**Notes:** Brownfield lower value

		AH - % on site 15%								
		(100,608)	0%	5%	10%	15%	20%	25%	30%	
Balance (RLV - TLV)	15%		103,252	71,023	38,793	6,564	(25,666)	(57,945)	(90,273)	
	16%		78,035	47,067	16,098	(14,871)	(45,839)	(76,857)	(107,924)	
	Profit	17%		52,819	23,111	(6,597)	(36,305)	(66,013)	(95,770)	(125,576)
		18%		27,602	(845)	(29,292)	(57,739)	(86,186)	(114,682)	(143,228)
	20.00%	19%		2,385	(24,801)	(51,987)	(79,173)	(106,360)	(133,595)	(160,880)
		20%		(22,832)	(48,757)	(74,682)	(100,608)	(126,533)	(152,508)	(180,826)
		21%		(48,048)	(72,713)	(97,377)	(122,042)	(146,706)	(172,652)	(201,115)
		22%		(73,265)	(96,669)	(120,073)	(143,476)	(167,433)	(194,390)	(221,404)
		23%		(98,482)	(120,625)	(142,768)	(165,169)	(190,621)	(216,129)	(241,694)
		24%		(123,699)	(144,581)	(165,804)	(189,806)	(213,809)	(237,868)	(261,983)
		25%		(148,916)	(169,338)	(191,891)	(214,444)	(236,997)	(259,606)	(282,273)

		AH - % on site 15%								
		(100,608)	0%	5%	10%	15%	20%	25%	30%	
Balance (RLV - TLV)	100,000		72,814	46,869	20,963	(4,962)	(30,867)	(56,862)	(85,180)	
	222,573		(22,832)	(48,757)	(74,682)	(100,608)	(126,533)	(152,508)	(180,826)	
	TLV (per acre)	300,000		(83,249)	(109,175)	(135,100)	(161,025)	(186,960)	(212,925)	(241,243)
		400,000		(161,281)	(187,206)	(213,131)	(239,057)	(264,982)	(290,957)	(319,275)
	222,573	500,000		(239,312)	(265,238)	(291,163)	(317,088)	(343,014)	(368,988)	(397,306)
		600,000		(317,344)	(343,269)	(369,195)	(395,120)	(421,045)	(447,020)	(475,338)
		700,000		(395,376)	(421,301)	(447,226)	(473,151)	(499,077)	(525,051)	(553,370)
		800,000		(473,407)	(499,332)	(525,258)	(551,183)	(577,108)	(603,083)	(631,401)
		900,000		(551,439)	(577,364)	(603,289)	(629,215)	(655,140)	(681,115)	(709,433)
		1,000,000		(629,470)	(655,396)	(681,321)	(707,246)	(733,172)	(759,146)	(787,464)

		AH - % on site 15%								
		(100,608)	0%	5%	10%	15%	20%	25%	30%	
Balance (RLV - TLV)	25		(189,297)	(215,278)	(241,302)	(269,393)	(299,305)	(329,218)	(359,130)	
	27		(153,253)	(179,178)	(205,171)	(231,195)	(260,696)	(290,611)	(320,523)	
	Density (dph)	30		(108,198)	(134,124)	(160,049)	(186,032)	(212,439)	(242,352)	(272,264)
		32		(82,855)	(108,780)	(134,706)	(160,631)	(186,652)	(215,206)	(245,118)
	38	35		(50,271)	(76,196)	(102,122)	(128,047)	(153,989)	(180,304)	(210,217)
		37		(31,484)	(57,409)	(83,334)	(109,260)	(135,185)	(161,180)	(190,093)
		40		(6,825)	(32,751)	(58,676)	(84,601)	(110,527)	(136,463)	(163,681)
		42		7,656	(18,269)	(44,194)	(70,120)	(96,045)	(121,970)	(148,169)
		45		26,966	1,040	(24,885)	(50,810)	(76,736)	(102,661)	(128,614)
		47		38,469	12,544	(13,382)	(39,307)	(65,232)	(91,158)	(117,083)
		50		53,998	28,073	2,148	(23,778)	(49,703)	(75,628)	(101,554)

		AH - % on site 15%								
		(100,608)	0%	5%	10%	15%	20%	25%	30%	
Balance (RLV - TLV)	95%		58,330	32,405	6,480	(19,446)	(45,371)	(71,296)	(97,222)	
	100%		(22,832)	(48,757)	(74,682)	(100,608)	(126,533)	(152,508)	(180,826)	
	Build rate (Epsm)	105%		(103,994)	(130,001)	(156,025)	(184,869)	(214,781)	(244,694)	(274,606)
		110%		(188,911)	(218,824)	(248,736)	(278,649)	(308,561)	(338,474)	(368,386)
	115%		(282,692)	(312,604)	(342,517)	(372,429)	(402,409)	(432,521)	(462,632)	
	120%		(376,472)	(406,384)	(436,461)	(466,572)	(496,683)	(526,794)	(556,906)	
	125%		(470,512)	(500,623)	(530,735)	(560,846)	(590,957)	(621,068)	(651,179)	
	130%		(564,786)	(594,897)	(625,008)	(655,120)	(685,231)	(715,342)	(745,453)	

**Appendix 7 – Scenario C(5) WPVA**

**Scheme Ref:** C (5)  
**Title:** 12 No. Units at Flats 35%/houses 65%  
**Notes:** Brownfield lower value

		AH - % on site 15%						
Balance (RLV - TLV)	(140,726)	0%	5%	10%	15%	20%	25%	30%
	15%	50,046	22,395	(5,257)	(32,909)	(60,620)	(88,375)	(119,399)
	16%	26,099	(355)	(26,810)	(53,264)	(79,778)	(108,140)	(138,667)
Profit	17%	2,152	(23,105)	(48,362)	(73,619)	(99,635)	(128,785)	(157,935)
20.00%	18%	(21,795)	(45,855)	(69,915)	(93,975)	(121,655)	(149,429)	(177,202)
	19%	(45,743)	(68,605)	(91,467)	(117,329)	(143,676)	(170,073)	(196,470)
	20%	(69,690)	(91,355)	(115,824)	(140,726)	(165,696)	(190,717)	(215,738)
	21%	(93,637)	(117,071)	(140,597)	(164,123)	(187,717)	(211,361)	(235,006)
	22%	(121,070)	(143,220)	(165,370)	(187,519)	(209,737)	(232,006)	(254,274)
	23%	(148,596)	(169,369)	(190,143)	(210,916)	(231,758)	(252,650)	(273,542)
	24%	(176,121)	(195,519)	(214,916)	(234,313)	(253,778)	(273,294)	(292,810)
	25%	(203,647)	(221,668)	(239,689)	(257,710)	(275,799)	(293,938)	(312,078)

**Appendix 8 – Scenario F WPVA**

**Scheme Ref:**

**Title:**

**Notes:**

**F**

**30 No. Units at Houses 65%/flats 35%  
Brownfield lower value**

	Balance (RLV - TLV)	AH - % on site 15%							
		(256,333)	0%	5%	10%	15%	20%	25%	30%
15%			207,170	137,482	67,794	(1,894)	(71,581)	(141,269)	(210,979)
16%			147,302	80,608	13,913	(52,781)	(119,476)	(186,171)	(252,887)
17%	Profit		87,434	23,733	(39,968)	(103,669)	(167,371)	(231,072)	(294,796)
18%	20.00%		27,566	(33,142)	(93,850)	(154,557)	(215,265)	(275,973)	(339,330)
19%			(32,302)	(90,017)	(147,731)	(205,445)	(263,160)	(321,136)	(387,500)
20%			(92,171)	(146,891)	(201,612)	(256,333)	(311,054)	(372,747)	(435,669)
21%			(152,039)	(203,766)	(255,494)	(307,221)	(364,900)	(424,357)	(483,839)
22%			(211,907)	(260,641)	(309,375)	(363,935)	(419,951)	(475,968)	(532,009)
23%			(271,775)	(317,516)	(369,852)	(422,427)	(475,003)	(527,578)	(580,179)
24%			(333,515)	(382,649)	(431,784)	(480,919)	(530,054)	(579,189)	(628,349)
25%			(402,329)	(448,023)	(493,717)	(539,411)	(585,105)	(630,799)	(676,518)

## Appendix 9 – Scenario G WPVA

Scheme Ref: **G**  
 Title: **75 No. Units at Houses 100%**  
 Notes: **Brownfield lower value**

Balance (RLV - TLV)	(1,492,801)	AH - % on site 15%						
		0%	5%	10%	15%	20%	25%	30%
100,000		184,494	12,909	(159,119)	(331,470)	(504,236)	(677,539)	(864,969)
250,395		(976,837)	(1,148,423)	(1,320,450)	(1,492,801)	(1,665,567)	(1,838,871)	(2,026,300)
TLV (per acre)		(1,359,881)	(1,531,466)	(1,703,494)	(1,875,845)	(2,048,611)	(2,221,914)	(2,409,344)
250,395		(2,132,069)	(2,303,654)	(2,475,681)	(2,648,032)	(2,820,798)	(2,994,102)	(3,181,531)
500,000		(2,904,256)	(3,075,841)	(3,247,869)	(3,420,220)	(3,592,986)	(3,766,289)	(3,953,719)
600,000		(3,676,444)	(3,848,029)	(4,020,056)	(4,192,407)	(4,365,173)	(4,538,477)	(4,725,906)
700,000		(4,448,631)	(4,620,216)	(4,792,244)	(4,964,595)	(5,137,361)	(5,310,664)	(5,498,094)
800,000		(5,220,819)	(5,392,404)	(5,564,431)	(5,736,782)	(5,909,548)	(6,082,852)	(6,270,281)
900,000		(5,993,006)	(6,164,591)	(6,336,619)	(6,508,970)	(6,681,736)	(6,855,039)	(7,042,469)
1,000,000		(6,765,194)	(6,936,779)	(7,108,806)	(7,281,157)	(7,453,923)	(7,627,227)	(7,814,656)

Balance (RLV - TLV)	(1,492,801)	AH - % on site 15%						
		0%	5%	10%	15%	20%	25%	30%
25		(837,864)	(1,009,387)	(1,181,160)	(1,353,190)	(1,525,774)	(1,698,826)	(1,876,471)
27		(591,218)	(762,324)	(933,847)	(1,105,559)	(1,277,587)	(1,450,162)	(1,623,248)
Density (dph)		(283,296)	(454,159)	(625,230)	(796,541)	(968,064)	(1,140,080)	(1,312,500)
24		(110,362)	(281,032)	(451,906)	(622,977)	(794,348)	(965,967)	(1,137,994)
35		111,794	(58,689)	(229,359)	(400,133)	(571,204)	(742,521)	(914,134)
37		239,705	69,384	(101,161)	(271,832)	(442,717)	(613,788)	(785,266)
40		407,590	237,268	66,947	(103,572)	(274,242)	(445,149)	(616,245)
42		506,032	335,867	165,546	(4,775)	(175,423)	(346,107)	(517,178)
45		637,206	467,182	297,011	126,689	(43,664)	(214,334)	(385,122)
47		715,351	545,328	375,305	205,009	34,688	(135,840)	(306,510)
50		820,848	650,825	480,802	310,740	140,419	(29,902)	(200,542)



**Appendix 10 – Scenario J WPVA**

**Scheme Ref:**

**J**

**Title:**

**75 No. Units at Houses 65%/flats 35%**

**Notes:**

**Brownfield lower value**

		AH - % on site 15%							
Balance (RLV - TLV)		5%	10%	15%	20%	25%	30%	35%	
	9,293	-	291,352	150,323	9,293	(131,737)	(273,083)	(414,578)	(566,966)
		500	254,875	113,845	(27,184)	(168,259)	(309,753)	(451,247)	(609,114)
		1,000	218,398	77,368	(63,661)	(204,928)	(346,422)	(488,626)	(651,307)
		1,500	181,921	40,891	(100,139)	(241,597)	(383,091)	(530,774)	(693,678)
		2,000	145,443	4,414	(136,772)	(278,266)	(419,760)	(572,923)	(736,048)
	Site Specific S106	2,500	108,966	(32,064)	(173,441)	(314,935)	(456,429)	(615,103)	(778,418)
	0	3,000	72,489	(68,616)	(210,110)	(351,604)	(494,583)	(657,473)	(820,788)
		3,500	36,012	(105,285)	(246,780)	(388,274)	(536,731)	(699,844)	(863,159)
		4,000	(466)	(141,955)	(283,449)	(424,943)	(578,899)	(742,214)	(905,529)
		4,500	(37,130)	(178,624)	(320,118)	(461,612)	(621,269)	(784,584)	(947,899)
		5,000	(73,799)	(215,293)	(356,787)	(500,540)	(663,640)	(826,954)	(990,269)
		5,500	(110,468)	(251,962)	(393,456)	(542,695)	(706,010)	(869,325)	(1,032,852)
		6,000	(147,137)	(288,631)	(430,125)	(585,065)	(748,380)	(911,695)	(1,075,491)
		6,500	(183,806)	(325,301)	(466,795)	(627,435)	(790,750)	(954,065)	(1,118,308)
		7,000	(220,476)	(361,970)	(506,497)	(669,806)	(833,121)	(996,494)	(1,161,230)
		7,500	(257,145)	(398,639)	(548,861)	(712,176)	(875,491)	(1,039,087)	(1,204,273)
		8,000	(293,814)	(435,308)	(591,231)	(754,546)	(917,861)	(1,081,765)	(1,247,482)
		8,500	(330,483)	(471,977)	(633,601)	(796,916)	(960,231)	(1,124,582)	(1,290,753)
		9,000	(367,152)	(512,657)	(675,972)	(839,287)	(1,002,729)	(1,167,513)	(1,334,250)
		9,500	(403,822)	(555,027)	(718,342)	(881,657)	(1,045,322)	(1,210,556)	(1,377,815)
		10,000	(440,491)	(597,397)	(760,712)	(924,027)	(1,088,039)	(1,253,743)	(1,421,541)

		AH - % on site 15%							
Balance (RLV - TLV)		5%	10%	15%	20%	25%	30%	35%	
	9,293	15%	1,002,287	823,840	645,392	466,945	288,181	109,269	(69,643)
		16%	860,100	689,136	518,173	347,209	175,928	4,500	(166,929)
	Profit	17%	717,913	554,433	390,953	227,472	63,675	(100,270)	(264,214)
	20.00%	18%	575,726	419,730	263,733	107,736	(48,578)	(205,039)	(361,500)
		19%	433,539	285,026	136,513	(12,000)	(160,831)	(309,808)	(458,786)
		20%	291,352	150,323	9,293	(131,737)	(273,083)	(414,578)	(566,966)
		21%	149,166	15,619	(117,927)	(251,473)	(385,336)	(524,753)	(678,789)
		22%	6,979	(119,084)	(245,147)	(371,209)	(499,745)	(645,178)	(790,611)
		23%	(135,208)	(253,787)	(372,367)	(492,108)	(628,771)	(765,602)	(902,434)
		24%	(277,395)	(388,491)	(502,040)	(629,736)	(757,797)	(886,027)	(1,014,257)
		25%	(419,582)	(529,176)	(648,270)	(767,364)	(886,823)	(1,006,451)	(1,126,080)

		AH - % on site 15%						
		5%	10%	15%	20%	25%	30%	35%
Balance (RLV - TLV)	9,293							
	100,000	587,863	446,833	305,803	164,773	23,427	(118,067)	(270,456)
TLV (per acre)	250,395	291,352	150,323	9,293	(131,737)	(273,083)	(414,578)	(566,966)
	300,000	193,554	52,524	(88,505)	(229,535)	(370,882)	(512,376)	(664,764)
	250,395	400,000	(3,600)	(144,630)	(285,660)	(426,689)	(568,036)	(709,530)
	500,000	(200,754)	(341,784)	(482,814)	(623,844)	(765,190)	(906,684)	(1,059,073)
	600,000	(397,909)	(538,938)	(679,968)	(820,998)	(962,345)	(1,103,839)	(1,256,227)
	700,000	(595,063)	(736,093)	(877,122)	(1,018,152)	(1,159,499)	(1,300,993)	(1,453,381)
	800,000	(792,217)	(933,247)	(1,074,277)	(1,215,306)	(1,356,653)	(1,498,147)	(1,650,536)
	900,000	(989,371)	(1,130,401)	(1,271,431)	(1,412,461)	(1,553,807)	(1,695,301)	(1,847,690)
	1,000,000	(1,186,526)	(1,327,555)	(1,468,585)	(1,609,615)	(1,750,962)	(1,892,456)	(2,044,844)

		AH - % on site 15%						
		5%	10%	15%	20%	25%	30%	35%
Balance (RLV - TLV)	9,293							
	50	(508,152)	(649,646)	(791,140)	(934,883)	(1,097,982)	(1,261,297)	(1,424,612)
Density (dph)	60	(223,236)	(364,426)	(505,920)	(647,414)	(792,793)	(955,781)	(1,119,096)
	70	(19,995)	(161,025)	(302,191)	(443,685)	(585,179)	(737,768)	(900,870)
	94	80	132,435	(8,594)	(149,624)	(290,888)	(432,382)	(574,522)
	90	250,993	109,963	(31,067)	(172,097)	(313,540)	(455,034)	(610,189)
	100	345,838	204,809	63,779	(77,251)	(218,467)	(359,961)	(508,614)
	110	423,439	282,410	141,380	350	(140,679)	(282,173)	(425,507)
	120	488,107	347,077	206,048	65,018	(76,012)	(217,351)	(358,845)
	130	542,826	401,796	260,766	119,737	(21,293)	(162,500)	(303,995)
	140	589,727	448,698	307,668	166,638	25,609	(115,486)	(256,980)
	150	630,359	489,346	348,316	207,287	66,257	(74,773)	(216,234)

		AH - % on site 15%						
		5%	10%	15%	20%	25%	30%	35%
Balance (RLV - TLV)	9,293							
	95%	828,382	686,818	545,253	403,689	262,124	120,560	(21,041)
Build rate (£psm)	100%	291,352	150,323	9,293	(131,737)	(273,083)	(414,578)	(566,966)
	105%	(249,001)	(389,612)	(537,409)	(699,704)	(861,998)	(1,024,496)	(1,188,491)
	110%	(838,966)	(1,000,462)	(1,163,095)	(1,327,331)	(1,493,399)	(1,661,865)	(1,833,207)
	115%	(1,473,022)	(1,638,843)	(1,806,636)	(1,976,807)	(2,150,051)	(2,326,960)	(2,508,614)
	120%	(2,127,008)	(2,298,593)	(2,473,243)	(2,651,425)	(2,834,078)	(3,022,330)	(4,333,741)
	125%	(2,802,240)	(2,981,392)	(3,164,676)	(3,353,047)	(4,841,501)	(6,339,439)	(7,837,378)
	130%	(3,500,304)	(3,880,167)	(5,372,337)	(6,864,506)	(8,356,676)	(9,848,845)	(11,341,015)

**Appendix 11 – List of SP2 Brownfield Sites in lower-value zone**

SITEREf/ Code	ADDRESS	POLICY	Value Zone	Years 1 -5	6 - 10 years	11 - 15 years	Total
IP003	Waste tip & emp. area north of Sir Alf Ramsey Way	SP2	Lower			114	114
IP004	Bus Depot, Sir Alf Ramsey Way	SP2	Lower		24	24	48
IP011a	Lower Orwell Street (former Gym and Trim)	SP2	Lower		18		18
IP011b	Smart Street/Foundation Street (south)	SP2	Lower			56	56
IP011c	Smart Street/Foundation Street (north)	SP2	Lower		7		7
IP012	Peter's Ice Cream, Grimwade Street	SP2	Lower		35		35
IP014	Hope Church, Fore Hamlet	SP2	Lower	25			25
IP015	West End Road Surface Car Park	SP2	Lower		67		67
IP031a	Car Park, Burrell Road	SP2	Lower		20		20
IP035	Key Street/Star Lane (St Peters Port)	SP2	Lower		86		86
IP037	Island Site	SP2	Lower		55	366	421
IP039a	Land between Gower Street and Great Whip Street	SP2	Lower			45	45
IP040	Former Civic Centre, Civic Drive	SP2	Lower		59		59
IP041	Former Police Station, Civic Drive	SP2	Lower		58		58
IP042	Land between Cliff Quay Brewery and Landseer Road	SP2	Lower		222		222
IP043	Commercial Buildings, Star Lane	SP2	Lower		50		50
IP047	Land at Commercial Road	SP2	Lower	173			173
IP048a	Mint Quarter/Cox Lane East	SP2	Lower		53		53
IP048b	Mint Quarter/Cox Lane West	SP2	Lower		36		36

IP054b	Land between Old Cattle Market and Star Lane	SP2	Lower		40		40
IP064a	Land between Holywells Road and Holywells Park	SP2	Lower		66		66
IP066	J J Wilson and land to rear, Cavendish Street	SP2	Lower	22	33		55
IP067a	Former British Energy Site (north), Cliff Quay	SP2	Lower			17	17
IP080	240 Wherstead Road	SP2	Lower		27		27
IP089	Waterworks Street	SP2	Lower			23	23
IP096	Car Park, Handford Road	SP2	Lower	22			22
IP098	Transco, south of Patteson Road	SP2	Lower		30	32	62
IP105	Depot, Beaconsfield Road	SP2	Lower		15		15
IP119	Land east of West End Road	SP2	Lower			28	28
IP120b	Land west of West End Road	SP2	Lower			103	103
IP125	Corner of Hawke Road and Holbrook Road	SP2	Lower	15			15
IP132	Former St Peters Warehouse site, Bridge Street	SP2	Lower		73		73
IP133	South of Felaw Street	SP2	Lower		45		45
IP135	112-116 Bramford Road	SP2	Lower	19			19
IP136	Silo, College Street	SP2	Lower		24	24	48
IP221	Waterford Road	SP2	Lower		12		12
IP279a	Former BT Office, Bibb Way	SP2	Lower	78			78
IP279B(1)	Land north of Former British Telecom Office, Bibb Way	SP2	Lower	35			35
IP279B(2)	Land south of Former British Telecom Office, Bibb Way	SP2	Lower	37			37
IP307	Prince of Wales Drive	SP2	Lower	15			15

IP309	Former Bridgeward Social Club, 68A Austin Street	SP2	Lower	15			15
IP354	72 (Old Boatyard) Cullingham Road	SP2	Lower	24			24
IP355	77-79 Cullingham Road	SP2	Lower	6			6
TOTAL			SP2 Total Lower Brownfield	486	1155	832	2473
			% of SP2 lower brownfield	20%	47%	34%	

**Appendix 12 – List of Brownfield Sites in the Lower Value Zone – First Five Years**

SITEREf/ Code	ADDRESS	POLICY	Value Zone	1 – 5 Years	6 – 10 Years	11 - 15 years	Total
IP014	Hope Church, Fore Hamlet	SP2	Lower	25			25
IP047	Land at Commercial Road	SP2	Lower	173			173
IP066	J J Wilson and land to rear, Cavendish Street	SP2	Lower	22	33		55
IP096	Car Park, Handford Road	SP2	Lower	22			22
IP125	Corner of Hawke Road and Holbrook Road	SP2	Lower	15			15
IP135	112-116 Bramford Road	SP2	Lower	19			19
IP279a	Former BT Office, Bibb Way	SP2	Lower	78			78
IP279B(1)	Land north of Former British Telecom Office, Bibb Way	SP2	Lower	35			35
IP279B(2)	Land south of Former British Telecom Office, Bibb Way	SP2	Lower	37			37
IP307	Prince of Wales Drive	SP2	Lower	15			15
IP309	Former Bridgeward Social Club, 68A Austin Street	SP2	Lower	15			15
IP354	72 (Old Boatyard) Cullingham Road	SP2	Lower	24			24
IP355	77-79 Cullingham Road	SP2	Lower	6			6
TOTAL			SP2 Total Lower Brownfield	486	33	0	519

**Appendix 13 - Aspinall Verdi – Whole Plan Viability  
Assessment – Executive Summary Clarification Note**



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Supplementary Note Viability Testing - Sensitivity  
Analysis of Brownfield Sites in Lower Value Zone

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Ipswich Borough Council



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04 December 2020

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# 1 Introduction

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- 1.1 In this supplementary note, we undertake sensitivity testing of the results of those brownfield housing-led scenarios identified in the lower value area. In the Whole Plan Viability report, January 2020 we identified housing-led brownfield sites in the lower value zone to be unviable with the appraisal inputs used, but with some scenarios becoming viable at a lower profit margin.
- 1.2 Following feedback from the Inspector at the Examination in Public of the Ipswich Local Plan we have undertaken sensitivity testing of the results of those unviable brownfield sites through removing the following policy costs:
- POLICY DM2: Decentralised @ 3% of build costs
  - POLICY DM21: Electric charging points @ £976 per dwelling
  - M4(2) Category 2 Housing @ £521 per dwelling
- 1.3 Through this sensitivity testing, we have established that removing these costs does improve viability; one brownfield scenario becomes viable and makes a number of scenarios marginally viable. These marginally viable scenarios do become viable with changes in sale values and / or profit. As we demonstrate in this note, the increases in sale values and / or reduction in profit fall in the range of evidence.



## 2 Summary of viability results

2.1 We set out below the sensitivity table results with the policy costs stated above removed with 15% affordable housing being delivered on-site.

2.2 The tables should be read as follows:

- Top axis shows increases in sale values – 100% represents the baseline values used in the WPV report, January 2020. Therefore a 5% increase in sales values is represented in the sensitivity tables as 105%, 10% as 110% etc.
- Side axis shows the changes in profit for the market units. The WPV report, January 2020 used 20%.

2.3 All other appraisal inputs are as those used in the Whole Plan Viability report, January 2020. The results are as follows:

### 12 No. Units at Houses 100%

2.4 Viable when sale values increase by 5% and profit is reduced to 19% of market GDV (Gross Development Value).

Balance (RLV - TLV)	(100,608)	Change in sale values							
		100%	105%	110%	115%	120%	125%	130%	
		15%	6,564	95,060	183,556	272,052	360,206	448,341	536,477
		16%	(14,871)	72,554	159,978	247,402	334,485	421,549	508,613
Profit		17%	(36,305)	50,048	136,400	222,753	308,764	394,756	480,748
20.00%		18%	(57,739)	27,542	112,823	198,104	283,042	367,963	452,884
		19%	(79,173)	5,036	89,245	173,454	257,321	341,170	425,019
		20%	(100,608)	(17,470)	65,667	148,805	231,600	314,377	397,154
		21%	(122,042)	(39,976)	42,090	124,155	205,879	287,585	369,290
		22%	(143,476)	(62,482)	18,512	99,506	180,158	260,792	341,425
		23%	(165,169)	(84,988)	(5,066)	74,857	154,437	233,999	313,561
		24%	(189,806)	(107,494)	(28,643)	50,207	128,716	207,206	285,696
		25%	(214,444)	(130,000)	(52,221)	25,558	102,995	180,413	257,832

### 12 No. Units at Flats 35%/houses 65%

2.5 Viable when sale values increase by 5% or profit is reduced to 16% of market GDV.

Balance (RLV - TLV)	(77,607)	Change in sale values							
		100%	105%	110%	115%	120%	125%	130%	
		15%	24,169	108,382	192,595	276,556	360,404	444,253	528,101
		16%	3,814	87,009	170,204	253,147	335,978	418,809	501,639
Profit		17%	(16,541)	65,636	147,813	229,739	311,552	393,365	475,178
20.00%		18%	(36,897)	44,263	125,423	206,330	287,126	367,921	448,716
		19%	(57,252)	22,890	103,032	182,922	262,699	342,477	422,254
		20%	(77,607)	1,517	80,641	159,513	238,273	317,033	395,792
		21%	(98,516)	(19,856)	58,251	136,105	213,847	291,589	369,331
		22%	(121,912)	(41,229)	35,860	112,696	189,421	266,145	342,869
		23%	(145,309)	(62,602)	13,469	89,288	164,994	240,701	316,407
		24%	(168,706)	(83,975)	(8,921)	65,880	140,568	215,257	289,945
		25%	(192,103)	(107,005)	(31,312)	42,471	116,142	189,813	263,484

### 30 No. Units at Houses 100%

2.6 Viable with removal of the policy costs identified, fall in profit and / or increase in sale values is not required to enable viable development.

Balance (RLV - TLV)	(133,190)	Change in sale values						
		105%	110%	115%	120%	125%	130%	135%
	15%	357,262	579,135	801,008	1,022,357	1,243,397	1,464,438	1,685,386
	16%	300,997	520,191	739,385	958,054	1,176,415	1,394,777	1,613,046
Profit	17%	244,732	461,247	677,761	893,751	1,109,433	1,325,116	1,540,705
20.00%	18%	188,467	402,302	616,138	829,448	1,042,451	1,255,454	1,468,364
	19%	132,202	343,358	554,514	765,146	975,469	1,185,793	1,396,024
	20%	75,937	284,414	492,891	700,843	908,487	1,116,132	1,323,683
	21%	19,672	225,470	431,267	636,540	841,505	1,046,470	1,251,342
	22%	(36,593)	166,525	369,644	572,237	774,523	976,809	1,179,002
	23%	(92,858)	107,581	308,020	507,934	707,541	907,148	1,106,661
	24%	(149,123)	48,637	246,397	443,632	640,559	837,486	1,034,321
	25%	(205,387)	(10,307)	184,773	379,329	573,577	767,825	961,980

### 30 No. Units at Houses 65%/flats 35%

2.7 Viable when sale values increase by 5% or profit is reduced to 17% of market GDV.

Balance (RLV - TLV)	(112,118)	Change in sale values						
		100%	105%	110%	115%	120%	125%	130%
	15%	142,322	354,414	565,926	777,437	988,189	1,198,854	1,409,519
	16%	91,434	300,982	509,949	718,916	927,123	1,135,244	1,343,364
Profit	17%	40,546	247,550	453,972	660,395	866,058	1,071,634	1,277,210
20.00%	18%	(10,342)	194,117	397,996	601,874	804,992	1,008,024	1,211,056
	19%	(61,230)	140,685	342,019	543,353	743,927	944,414	1,144,901
	20%	(112,118)	87,253	286,042	484,831	682,861	880,804	1,078,747
	21%	(163,006)	33,820	230,065	426,310	621,796	817,194	1,012,593
	22%	(213,894)	(19,612)	174,089	367,789	560,730	753,584	946,438
	23%	(264,782)	(73,044)	118,112	309,268	499,665	689,974	880,284
	24%	(315,670)	(126,477)	62,135	250,747	438,599	626,364	814,129
	25%	(373,646)	(179,909)	6,158	192,226	377,534	562,754	747,975

### 75 No. Units at Houses 100%

2.8 Viable when sale values increase by 5% and profit is reduced to 16% of market GDV.

Balance (RLV - TLV)	(1,142,677)	Change in sale values						
		105%	110%	115%	120%	125%	130%	135%
	15%	90,754	650,363	1,207,312	1,762,179	2,315,592	2,867,881	3,419,374
	16%	(49,909)	503,002	1,053,253	1,601,422	2,148,137	2,693,727	3,238,522
Profit	17%	(190,571)	355,642	899,195	1,440,665	1,980,682	2,519,574	3,057,671
20.00%	18%	(331,233)	208,281	745,136	1,279,909	1,813,226	2,345,421	2,876,819
	19%	(471,896)	60,921	591,077	1,119,152	1,645,771	2,171,267	2,695,967
	20%	(612,558)	(86,440)	437,018	958,395	1,478,316	1,997,114	2,515,116
	21%	(753,220)	(233,800)	282,960	797,638	1,310,861	1,822,960	2,334,264
	22%	(893,883)	(381,161)	128,901	636,881	1,143,406	1,648,807	2,153,413
	23%	(1,034,545)	(528,522)	(25,158)	476,124	975,951	1,474,654	1,972,561
	24%	(1,175,207)	(675,882)	(179,217)	315,367	808,496	1,300,500	1,791,710
	25%	(1,315,870)	(823,243)	(333,275)	154,610	641,040	1,126,347	1,610,858

## 75 No. Units at Houses 65%/flats 35%

2.9 Viable with removal of the policy costs identified, fall in profit and / or increase in sale values is not required to enable viable development.

Balance (RLV - TLV)	386,145	Change in sale values						
		100%	105%	110%	115%	120%	125%	130%
	15%	1,022,245	1,572,583	2,120,444	2,665,895	3,204,504	3,737,632	4,267,167
	16%	895,025	1,439,002	1,980,502	2,519,592	3,051,840	3,578,607	4,101,781
Profit	17%	767,805	1,305,421	1,840,561	2,373,289	2,899,176	3,419,582	3,936,396
20.00%	18%	640,585	1,171,840	1,700,619	2,226,986	2,746,512	3,260,557	3,771,010
	19%	513,365	1,038,259	1,560,677	2,080,683	2,593,849	3,101,532	3,605,624
	20%	386,145	904,679	1,420,735	1,934,380	2,441,185	2,942,507	3,440,238
	21%	258,925	771,098	1,280,793	1,788,077	2,288,521	2,783,483	3,274,852
	22%	131,705	637,517	1,140,851	1,641,774	2,135,857	2,624,458	3,109,466
	23%	4,486	503,936	1,000,909	1,495,472	1,983,193	2,465,433	2,944,080
	24%	(122,734)	370,355	860,967	1,349,169	1,830,529	2,306,408	2,778,695
	25%	(249,954)	236,774	721,026	1,202,866	1,677,865	2,147,383	2,613,309

### 3 Summary & Conclusions

#### Summary

- 3.1 Our sensitivity analysis has shown there needs to be an increase in sale value and / or reduction in profit to enable viable brownfield housing-led development in the lower value zone with 15% affordable housing delivered on-site and policy costs removed (DM2: Decentralised, DM21: Electric charging points & M4(2) Category 2 Housing).
- 3.2 As summarised in Table 3-1, small changes in profit (16% - 20% of GDV) and sale values (5%) in the housing scenarios makes development viable. There is indeed one housing scenario (30 units) that becomes viable with the removal of the policies alone. For those mixed housing and flatted scenarios, in those scenarios which have a split of 35% flats/65% houses development also becomes viable with small changes in profit (16% - 17% of GDV) and sale values increase (5%).

**Table 3-1 Summary of sensitivity testing**

No. of units	Viable solution
12 (100% houses)	Sale values increase by 5% and profit at 19% GDV.
12 (35% flats/65% houses)	Sale values increase by 5% and profit at 16% GDV.
30 (100% houses)	Viable
30 (35% flats/65% houses)	Sale values increase by 5% or profit at 17% GDV.
75 (100% houses)	Sale values increase by 5% and profit at 16% GDV.
75 (35% flats/65% houses)	Viable with removal of the policy costs identified

#### Increase in sale values

- 3.3 The sensitivity testing has shown that sales values may need to increase by 5% in some scenarios to viably support affordable housing at 15%. Table 3-2 sets out what these increases mean in terms of revised sale values. Values for 1 and 2-bed houses will need to achieve around

£2,500 psm and 3 and 4-bed houses around £2,900 psm. Flats would need to achieve around £2,300 psm.

**Table 3-2 Increases in sale value required to enable viable development**

Open Market Sales values (£) -	Unit size sqm	January 2020 baseline values			5% increase in sale values		
		£ OMS (per unit)	£psm	£psf	£ OMS (per unit)	£psm	£psf
1 bed House	58	£140,000	£2,414	£224	£147,000	£2,534	£235
2 bed House	79	£190,000	£2,405	£223	£199,500	£2,525	£235
3 bed House	90	£260,000	£2,889	£268	£273,000	£3,033	£282
4 bed House	110	£300,000	£2,727	£253	£315,000	£2,864	£266
1 bed Flat	50	£110,000	£2,200	£204	£115,500	£2,310	£215
2 bed Flat	70	£150,000	£2,143	£199	£157,500	£2,250	£209

- 3.4 Since we undertook our market analysis in the Whole Plan Viability report, January 2020 there has been much market activity at the Jasmine Park development. As we demonstrate below this development is achieving the 5% increase in sale values shown in Table 3-2.
- 3.5 As shown Figure 3-1, larger detached units of 107 sqm (akin the 4-bed 110 sqm house used in the testing) have sold between £2,453 and £2,804 psm. The higher achieved price is around the 5% figure stated in Table 3-2 for a 4-bed house. We see for the 88 sqm detached and semi-detached houses (akin to the 3-bed house 90 sqm house used in the testing) have achieved between £2,841 and £3,011 psm. The higher achieved price is around the 5% figure stated in Table 3-2 for a 3-bed house. With regards to the 2-bed houses used in the testing, the Jasmine Park development has sold terraced houses which sit either side of the floor area (i.e. 71 – 88 sqm, and one outlier of 107 sqm) used in the testing. The average size of the terraced houses sold is 80 sqm which is very similar to the floor area of the 2-bed used in the testing. The average price of the terraced houses sold is £2,873 psm which is much higher than 5% increase in sold prices identified in Table 3-2 for 2-bed houses. There is no evidence available of 1-bed houses at Jasmine Park.

Figure 3-1 New build sold prices – Jasmine Park – houses

Jasmine Park						
Sold date	Typology	Address		Floor area sqm	Sold price	Sold price £psm
20/12/2019	Detached	33	MIMAS WAY IP1 5ET	107	£300,000	£2,804
20/12/2019	Detached	35	MIMAS WAY IP1 5ET	88	£265,000	£3,011
22/11/2019	Detached	51	MIMAS WAY IP1 5ET	71	£301,000	£4,239
26/09/2019	Detached	61	MIMAS WAY IP1 5ET	88	£260,000	£2,955
26/09/2019	Detached	63	MIMAS WAY IP1 5ET	107	£300,000	£2,804
05/03/2019	Detached	4	MIMAS WAY IP1 5EU	107	£262,500	£2,453
14/03/2019	Detached	6	MIMAS WAY IP1 5EU	107	£285,000	£2,664
21/02/2019	Detached	8	MIMAS WAY IP1 5EU	107	£290,000	£2,710
28/02/2019	Detached	10	MIMAS WAY IP1 5EU	107	£290,000	£2,710
30/04/2019	Detached	24	MIMAS WAY IP1 5EU	88	£250,000	£2,841
28/06/2019	Detached	34	MIMAS WAY IP1 5EU	88	£260,000	£2,955
28/06/2019	Detached	44	MIMAS WAY IP1 5EU	88	£262,000	£2,977
28/06/2019	Detached	52	MIMAS WAY IP1 5EU	88	£264,500	£3,006
<b>Total no. of sales</b>				<b>Average unit size</b>	<b>Average unit price</b>	<b>Average £psm</b>
13				95	£276,154	£2,893

Jasmine Park						
Sold date	Typology	Address		Floor area sqm	Sold price	Sold price £psm
07/05/2020	Semi-detached	3	MIMAS WAY IP1 5ET	90	£270,000	£3,000
12/12/2019	Semi-detached	37	MIMAS WAY IP1 5ET	88	£265,000	£3,011
12/12/2019	Semi-detached	39	MIMAS WAY IP1 5ET	88	£265,000	£3,011
05/12/2019	Semi-detached	41	MIMAS WAY IP1 5ET	88	£265,000	£3,011
05/12/2019	Semi-detached	43	MIMAS WAY IP1 5ET	88	£265,000	£3,011
20/11/2019	Semi-detached	45	MIMAS WAY IP1 5ET	71	£225,000	£3,169
08/11/2019	Semi-detached	47	MIMAS WAY IP1 5ET	71	£225,000	£3,169
22/11/2019	Semi-detached	49	MIMAS WAY IP1 5ET	71	£225,000	£3,169
30/09/2019	Semi-detached	53	MIMAS WAY IP1 5ET	88	£267,500	£3,040
30/09/2019	Semi-detached	55	MIMAS WAY IP1 5ET	88	£260,000	£2,955
30/09/2019	Semi-detached	57	MIMAS WAY IP1 5ET	88	£260,000	£2,955
30/09/2019	Semi-detached	59	MIMAS WAY IP1 5ET	88	£260,000	£2,955
28/03/2019	Semi-detached	12	MIMAS WAY IP1 5EU	88	£250,000	£2,841
28/03/2019	Semi-detached	14	MIMAS WAY IP1 5EU	88	£250,000	£2,841
23/04/2019	Semi-detached	16	MIMAS WAY IP1 5EU	71	£220,000	£3,099
23/04/2019	Semi-detached	18	MIMAS WAY IP1 5EU	71	£215,000	£3,028
30/04/2019	Semi-detached	20	MIMAS WAY IP1 5EU	71	£220,000	£3,099
30/04/2019	Semi-detached	22	MIMAS WAY IP1 5EU	71	£220,000	£3,099
28/06/2019	Semi-detached	50	MIMAS WAY IP1 5EU	88	£255,000	£2,898
<b>Total no. of sales</b>				<b>Average unit size</b>	<b>Average unit price</b>	<b>Average £psm</b>
19				82	£246,447	£3,011

Jasmine Park						
Sold date	Typology	Address		Floor area sqm	Sold price	Sold price £psm
05/03/2020	Terraced	15	MIMAS WAY IP1 5ET	88	£255,000	£2,898
05/03/2020	Terraced	17	MIMAS WAY IP1 5ET	88	£250,000	£2,841
05/03/2020	Terraced	19	MIMAS WAY IP1 5ET	88	£245,000	£2,784
05/03/2020	Terraced	21	MIMAS WAY IP1 5ET	88	£247,500	£2,813
05/03/2020	Terraced	23	MIMAS WAY IP1 5ET	88	£260,000	£2,955
20/02/2020	Terraced	25	MIMAS WAY IP1 5ET	88	£260,000	£2,955
20/02/2020	Terraced	27	MIMAS WAY IP1 5ET	88	£245,000	£2,784
21/02/2020	Terraced	29	MIMAS WAY IP1 5ET	88	£255,000	£2,898
14/08/2019	Terraced	67	MIMAS WAY IP1 5ET	107	£225,000	£2,103
20/08/2019	Terraced	69	MIMAS WAY IP1 5ET	71	£215,000	£3,028
23/08/2019	Terraced	71	MIMAS WAY IP1 5ET	71	£215,000	£3,028
23/08/2019	Terraced	73	MIMAS WAY IP1 5ET	71	£220,000	£3,099
30/04/2019	Terraced	26	MIMAS WAY IP1 5EU	71	£215,000	£3,028
30/05/2019	Terraced	28	MIMAS WAY IP1 5EU	71	£207,500	£2,923
30/05/2019	Terraced	30	MIMAS WAY IP1 5EU	71	£205,000	£2,887
21/06/2019	Terraced	36	MIMAS WAY IP1 5EU	71	£215,000	£3,028
31/05/2019	Terraced	38	MIMAS WAY IP1 5EU	71	£210,000	£2,958
24/06/2019	Terraced	40	MIMAS WAY IP1 5EU	71	£210,000	£2,958
24/06/2019	Terraced	42	MIMAS WAY IP1 5EU	71	£215,000	£3,028
<b>Total no. of sales</b>				<b>Average unit size</b>	<b>Average unit price</b>	<b>Average £psm</b>
19				80	£230,000	£2,873

Source: Land Registry, EPC

3.6 With regards to flats, Jasmine Park (Figure 3-2) has seen sales along with the Queen Street development (Figure 3-3). The evidence at Jasmine Park shows that units of 50 sqm (akin to the 1-bed used in the testing) have achieved £2,600 psm therefore above the 5% increase identified

in Table 3-2. The largest size flat sold at Jasmine Park is 65 sqm, slightly smaller than the 70 sqm 2-bed used in the testing, and this has achieved £2,346 psm i.e. akin the 5% increase identified in Table 3-2. This is supported by the Queen Street development which has a seen a 67 sqm flat sell for £2,463 psm.

**Figure 3-2 New build sold prices – Jasmine Park – flats**

Jasmine Park							
Sold date	Typology	Address			Floor area sqm	Sold price	Sold price £psm
31/01/2020	Flats	31	MIMAS WAY	IP1 5EU	50	£130,000	£2,600
31/01/2020	Flats	31	MIMAS WAY	IP1 5EU	57	£157,500	£2,763
28/06/2019	Flats	46	MIMAS WAY	IP1 5EU	58	£160,000	£2,759
28/06/2019	Flats	48	MIMAS WAY	IP1 5EU	51	£160,000	£3,137
31/01/2020	Flats	31	MIMAS WAY	IP1 5EX	57	£155,000	£2,719
31/01/2020	Flats	31	MIMAS WAY	IP1 5EX	50	£132,500	£2,650
26/09/2019	Flats	65	MIMAS WAY	IP1 5EY	61	£150,000	£2,459
01/10/2019	Flats	65	MIMAS WAY	IP1 5EY	61	£152,500	£2,500
27/09/2019	Flats	65	MIMAS WAY	IP1 5EY	65	£152,500	£2,346
27/09/2019	Flats	65	MIMAS WAY	IP1 5EY	61	£155,000	£2,541
27/09/2019	Flats	65	MIMAS WAY	IP1 5EY	61	£155,000	£2,541
29/03/2019	Flats	2	MIMAS WAY	IP1 5FD	49	£130,000	£2,653
29/03/2019	Flats	2	MIMAS WAY	IP1 5FD	58	£150,000	£2,586
29/03/2019	Flats	2	MIMAS WAY	IP1 5FD	63	£158,000	£2,508
29/03/2019	Flats	2	MIMAS WAY	IP1 5FD	58	£152,000	£2,621
29/03/2019	Flats	2	MIMAS WAY	IP1 5FD	62	£158,000	£2,548
28/03/2019	Flats	2	MIMAS WAY	IP1 5FD	63	£160,000	£2,540
28/03/2019	Flats	2	MIMAS WAY	IP1 5FD	58	£154,000	£2,655
28/03/2019	Flats	2	MIMAS WAY	IP1 5FD	62	£160,000	£2,581
01/04/2020	Flats	1	MIMAS WAY	IP1 5DP	58	£157,500	£2,716
31/03/2020	Flats	1	MIMAS WAY	IP1 5DP	59	£162,500	£2,754
07/05/2020	Flats	1	MIMAS WAY	IP1 5DP	57	£160,000	£2,807
31/03/2020	Flats	1	MIMAS WAY	IP1 5DP	56	£160,000	£2,857
26/03/2020	Flats	1	MIMAS WAY	IP1 5DP	48	£130,000	£2,708
26/03/2020	Flats	1	MIMAS WAY	IP1 5DP	56	£152,500	£2,723
26/03/2020	Flats	1	MIMAS WAY	IP1 5DP	46	£127,500	£2,772
27/03/2020	Flats	1	MIMAS WAY	IP1 5DP	58	£155,000	£2,672
27/03/2020	Flats	1	MIMAS WAY	IP1 5DP	59	£157,500	£2,669
30/03/2020	Flats	1	MIMAS WAY	IP1 5DP	57	£157,500	£2,763
27/03/2020	Flats	1	MIMAS WAY	IP1 5DP	56	£155,000	£2,768
<b>Total no. of sales</b>					<b>Average unit size</b>	<b>Average unit price</b>	<b>Average £psm</b>
30					57	£151,900	£2,657

Source: Land Registry, EPC

**Figure 3-3 New build sold prices – Queen Street – flats**

Sold date	Typology	Address			Floor area sqm	Sold price	Sold price £psm	
08/02/2019	Flats	FLAT 11	7	QUEEN STREET	IP1 1SW	64	£170,000	£2,656
29/03/2019	Flats	FLAT 6	7	QUEEN STREET	IP1 1SW	96	£194,000	£2,021
24/05/2019	Flats	FLAT 1	7	QUEEN STREET	IP1 1SW	88	£182,500	£2,074
06/12/2019	Flats	FLAT 10	7	QUEEN STREET	IP1 1SW	118	£257,500	£2,182
31/05/2019	Flats	FLAT 2	7	QUEEN STREET	IP1 1SW	67	£165,000	£2,463
02/10/2019	Flats	FLAT 3	7	QUEEN STREET	IP1 1SW	89	£182,500	£2,051
26/07/2019	Flats	FLAT 4	7	QUEEN STREET	IP1 1SW	84	£180,000	£2,143
17/04/2019	Flats	FLAT 9	7	QUEEN STREET	IP1 1SW	61	£160,000	£2,623
<b>Total no. of sales</b>					<b>Average unit size</b>	<b>Average unit price</b>	<b>Average £psm</b>	
8					83	£186,438	£2,236	

Source: Land Registry, EPC

## Profit margin

3.7 The reduction in profit identified to enable viable development (along with changes in sale values) ranges between 15% and 19%. Although there is a scenario which does not require a fall in profit to make development viable. The reduction in profit still falls in the range of identified in the PPG of 15% and 20%, and therefore should be deemed a reasonable adjustment:

*'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan*



*policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development.*<sup>3</sup>

## Conclusion

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- 3.8 We conclude that removing DM2: Decentralised, DM21: Electric charging points & M4(2) Category 2 Housing does improve viability. But the removal of these policy costs alone will not viably support 15% affordable unless there are small changes to the sale values and / or profit that were used in our Whole Plan Viability Assessment, January 2020. We have demonstrated in this note that the changes required to sales values / or profit are not unreasonable as they still fall within the range of the evidence.

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<sup>3</sup> MHCLG, 05 May 2019, PPG, Paragraph: 018 Reference ID: 10-018-20190509

