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# WRITTEN STATEMENT

## IPSWICH BOROUGH COUNCIL CORE STRATEGY AND POLICIES DPD REVIEW

### EXAMINATION HEARING SESSIONS MARCH 2016

#### MATTER 2 – OBJECTIVELY ASSESSED NEEDS FOR HOUSING AND EMPLOYMENT LAND

PREPARED ON BEHALF OF  
CREST NICHOLSON

February 2016

**WRITTEN STATEMENT TO  
IPSWICH BOROUGH COUNCIL CORE STRATEGY AND POLICIES DPD REVIEW  
EXAMINATION  
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## 1.0 INTRODUCTION

### a) Matter 2

1.1 This Written Statement has been prepared on behalf of Crest Nicholson in respect of Matter 2 of the Inspector's "Stage 1 - List of Matters and Questions" for the Core Strategy and Policies DPD Review (CSP DPD Review).

1.2 In line with the Inspector's initial letter (07 January 2016), Matter 2 relates to Objectively Assessed Needs (OAN) for Housing and Employment Land. It also seeks to understand whether or not it is feasible that the Plan would, at the time of its likely adoption, provide for a 5-year supply of specific deliverable sites for housing; and supply specific, developable sites or broad locations for housing for the following five years (ie. years 6-10 from the point of adoption).

1.3 The remainder of this Written Statement relates specifically to the anticipated timescales for the delivery of the northern neighbourhood of Ipswich Garden Suburb (IGS) (Henley Gate), which Crest Nicholson has control of. This Statement is prepared with due regard to the allocation of the Ipswich Garden Suburb (IGS) in Policy CS10 of the CSP DPD Review.

1.4 In accordance with the Inspector's Guidance Note, this Statement does not repeat points already covered in our original representations submitted, namely:

- Proposed Submission CSP DPD Review (BW obo Crest Nicholson, March 2015) and
- Pre-Submission CSP Review (BW obo Crest Nicholson, November 2015).

### b) Overview of IGS Parcels

1.5 "Henley Gate" forms the northern neighbourhood of IGS, which is allocated under Policy CS10 of CSP DPD for mixed-use development. A supporting IGS Supplementary Planning Document (SPD) has also been prepared, and interim adoption took place in September 2014. Full adoption of the SPD will not take place until the CSP Review DPD has been adopted.

1.6 We are aware that an application for the development of the southern parcel of IGS (Fonnereau) was submitted in July 2014 by CBRE and Mersea Homes (14/00638/OUTFL). The CBRE/Mersea site totals 43ha and is located directly south of the railway line. The application seeks Outline planning permission for 815 dwellings, a district centre, a primary school, vehicular accesses, amenity space and infrastructure.

- 1.7 The remaining parcel of IGS comprises Red House, circa 60ha south of the railway line, to the east of the CBRE/Mersea Homes parcel (Fonnereau).

## **2.0 RESPONSE TO MATTER 2 – OBJECTIVELY ASSESSED NEEDS FOR HOUSING AND EMPLOYMENT LAND – PARAGRAPH 2.3 QUESTIONS (A) AND (B)**

### **a) Overview**

*Main issue – The soundness of proposals for the Ipswich Garden Suburb and the land allocations for housing set out in policy SP2 (and the case for ‘omission sites’) will be considered at Stage 2 of the Examination. However, on the basis of the plan as submitted, is it realistic that they would provide for:*

- (a) A supply of specific deliverable sites to meet the housing requirement for five years from the point of adoption?*
- (b) A supply of specific, deliverable sites or broad locations for growth for years 6-10 from the point of adoption?*

2.1 It is noted that the “soundness” of the proposals for the IGS, and the other land allocations for housing set out in Policy SP2 will be considered at Stage 2 of the Examination. We have therefore refrained from commenting on this, however it should be noted that the continued allocation of IGS for development is fully supported.

2.2 The following section provides information on the delivery of Henley Gate only, and we do not comment on the remainder of IGS/other allocations for housing contained within Policy SP2.

### **b) Henley Gate- Timescales**

2.3 An Infrastructure Delivery Plan (IDP) for the IGS as a whole is in the process of being prepared by IBC’s Consultants, and Crest Nicholson is fully engaged in this process. A Steering Group (including representatives from IBC and developers/consultants with interests in IGS) was established in order to assist in the preparation of the IDP. The work undertaken to date includes:

- Stage 1 – Review of costs, infrastructure phasing and other key inputs;
- Stage 2 – Viability Review; and
- Delivery options.

- 2.4 Crest Nicholson is also in the process of preparing an Outline planning application for Henley Gate.
- 2.5 Pre-application discussions are ongoing with IBC and Suffolk County Council (SCC). In addition, a Planning Performance Agreement (PPA) is currently being agreed with both IBC and SCC, and will outline the project (including key dates and milestones), resourcing on behalf IBC and SCC, and a schedule of requirements for the planning application.
- 2.6 The PPA will provide certainty regarding the submission of the application, which is scheduled to take place in summer 2016, with a likely Planning Committee later in 2016.
- 2.7 The development is likely to comprise the following:
- Up to 1,100 residential dwellings;
  - 2ha for a Primary School;
  - Circa 1,050sqm of retail and commercial development;
  - Circa 4ha of sports provision;
  - Circa 3ha of play, allotments and open space;
  - Circa 31ha of Country Park; and
  - Associated on-site/off-site infrastructure.
- 2.8 On the basis of the project programme to be agreed in the PPA, and assuming a “resolution to grant” is achieved at Planning Committee, Planning Permission is likely to be granted late in 2016.
- 2.9 **Table 1** below outlines the expected delivery rates, allowing for approval of Reserved Matters, Discharge of pre-commencement Conditions, and initial site preparation works. This generally accords with the delivery rates agreed by the Steering Group as part of the IPD process.
- 2.10 However, it should be noted that the delivery rates set out in **Table 1** are based on two key assumptions; the IDP being in place in the first half of 2016 and Planning Permission being granted in a timely manner. Should either be subject to delay, the delivery of housing will not be realised in the timescales set out below.

**Table 1: IGS Henley Gate – Expected Delivery Rates**

			Year 1	2	3	4	5	6	7	8	9	10	11	12	13
Henley Gate	Phase	Total Units	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	1	341	25	100	100	100	16								
	2	380					84	88	88	88	32				
	3	379									43	88	88	88	72
	<b>Total</b>	<b>1100</b>	<b>25</b>	<b>125</b>	<b>225</b>	<b>325</b>	<b>425</b>	<b>513</b>	<b>601</b>	<b>681</b>	<b>764</b>	<b>852</b>	<b>940</b>	<b>1028</b>	<b>1100</b>



- 2.11 The current timetable anticipates that the CSP DPD Review will be adopted in summer 2016.
- 2.12 It can therefore be concluded that based on the above delivery timescales, the IGS (Henley Gate), can be relied upon as a specific, deliverable site, for both the initial 5-year period following adoption of the CSP DPD Review, and for years 6-10. It is important to also note that the IGS (Henley Gate) will also deliver a number of wider infrastructure improvements and community benefits which IBC is keen to see delivered alongside the proposed housing.