

Babergh and Mid Suffolk District Councils

Memorandum of Understanding on Deliverability

November 2018

Between: (i) Mid Suffolk District Council

(ii) Developer Taylor Wimpey

Purpose of this Understanding

This Memorandum of Understanding has been prepared by two parties to address issues of deliverability in respect of the development at **Land North of Chilton Leys, Chilton Leys, Stowmarket**.

It addresses the following deliverability indicators cited in Annex 2 of the National Planning Policy Framework and the National Planning Policy Guidance:

1. The planning status of the site.
2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence.
3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence.
4. Any relevant information about financial viability affecting the commencement of development.
5. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.
6. Any relevant information about infrastructure provision necessary to support / enable the development.

For the purpose of this Statement, Mid Suffolk District Council is “The Local Planning Authority” and Taylor Wimpey are “The Developer”.

1. The planning status of the site

Outline planning permission for development of approximately 600 new dwellings, together with a local centre, sports pavilion, open space and recreation facilities, was approved at Mid Suffolk District Councils Development Control Committee on Wednesday 26th July 2017 - DC/18/03111

A Full Planning Application for highway and utilities infrastructure, including: main spine road, emergency access, drainage and attenuation, a pumping station, electricity substations and other utilities was approved on 3 July 2017 – 5005/16

This Memorandum focuses on the first RM application for 175 dwellings including associated landscaping and infrastructure was approved at MSDC Development Control Committee on the 24th October 2018 - DC/18/03111

2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence

All Pre-Commencement conditions (attached to the OPP) listed below have been submitted under reference number DC/18/04761 and are due to be determined on or before 25th December 2018

4. Action required prior to commencement of works: pre-commencement condition: approval of phasing of development - approved with RM Application ref: DC/18/03111
5. Action required prior to the commencement of development - archaeological works action required prior to the commencement of development: construction management to be agreed
8. Action required prior to the commencement of development: construction management to be agreed
12. Action required prior to commencement of development: landscape protection
13. Action required in accordance with a specific timetable: agreement of materials
20. Action required prior to commencement of works: superfast broadband – approved with RM Application ref: DC/18/03111
3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence

A site wide strategy for the archaeological works was produced in tandem with Suffolk County Council and the works are being undertaken on a staged basis as agreed with the County Archaeologist. GCN mitigation works have commencement and will be in place for the duration of the development. There are no additional site assessment works that will affect our intentions to deliver this site as planned.

4. Any relevant information about financial viability affecting the commencement of development.

The viability assessment carried out at the time of the Outline Planning Application is reflected within both the parameters for design and the accompanying S106 agreement. Unless there is a significant change in the housing market viability will not affect our ability to deliver housing.

5. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.

The land subject to the Outline Planning Consent is controlled by Taylor Wimpey therefore there is no issue in this regard.

6. Any relevant information about infrastructure provision necessary to support / enable the development.

The infrastructure which serves the development has been approved under a separate Full Planning Application (ref:5005/16) and is already well under construction. This means that the infrastructure will be in place allowing the Reserved Matters applications to be brought forward promptly. It will also assist the speed of delivering the site in a safe and strategic manner.

Deliverability assessment – Phase 1

The table below are the actual recorded delivery rates for Phase 1 of this development (2015-18). We hope this will provide assurances that the forecasts within table 1.2 will be adhered to, and will be completed with the remaining numbers outlined.

Table 1.1

Stage	Programme / Timescales
Application Reference	2722/13
Total No. Dwellings	215
Full RTG	12 Mar 2014
S106 Agreed	2 April 2015
Decision Date	17 Apr 2015
Completions Per Year	
Year	(No. of dwellings)
2015	8
2016	52
2017	57
2018 (Jan to Oct)	46
2018 (Nov to Dec)	13
2019 (to be completed)	35
2024 (to be completed)	4 – show homes

Deliverability assessment – Phase 2a

The table below outlines our intentions for delivery of Phase 2a of this development, and Taylor Wimpey remain fully committed to these forecasts.

Table 1.2

Stage	Programme / Timescales
Application Reference	DC/18/03111
Total No. Dwellings	175
S106 Agreed	6 July 2018
Committee Date	24 October 2018
Decision Notice Issued	2 November 2018
Completions Per Year	
Year	(No. of dwellings)
2019	15
2020	50
2021	50
2022	50
2023	10

Deliverability assessment – Phase 2b

The table below outlines our expectations for delivery of Phase 2b of the Chilton Leys development. This is based on Phases 1 and 2a (above), and Taylor Wimpey remain fully committed to these forecasts.

Table 1.3

Stage	Programme / Timescales
Application Reference	Future application
Total No. Dwellings	425
Completions Per Year	
Year	(No. of dwellings)
2023	40
2024	50
2025	50
2026	50
2027	50
2028	50
2029	50
2030	50
2031	35

Signed on behalf of Taylor Wimpey East Anglia:

Print Name: Daniel Hewett

Position: Strategic Land and Planning Manager

Date: 22nd November 2018

Signed on behalf of Mid Suffolk District Council:

Print Name: Steven Stroud

Position: Strategic Projects and Delivery Manager

Date: 22nd November 2018