

Outline, PiP, Brownfield Register, allocations and Majors:

Babergh and Mid Suffolk District Councils

Statement of Common Ground on Deliverability

January 2019

Between: (i) Mid Suffolk District Council

(ii) The Developer – Persimmon Homes

Purpose of this Statement of Common Ground

This Statement of Common Ground has been prepared by two parties to address issues of deliverability in respect of the development(s) at Ixworth Road, Thurston.

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.
7. Expected delivery and build-out rates.

For the purpose of this Statement, Mid Suffolk District Council is “The Local Planning Authority” and Persimmon Homes “The Developers”.

1. The planning status of the site

Outline planning permission for up to 250 dwellings was approved on 9th July 2018 (Ref. 4963/16)

The permission is subject to a condition requiring the submission of Reserved Matters within 2 years and implementation within 2 years of submission of Reserved Matters.

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

Pre-application advice was offered by the LPA in June 2018. The feedback was generally positive.

A Reserved Matters application was registered on 9th August 2018 (Ref. DC/18/03547). The layout took account of comments made at the pre-application stage.

Following submission of the reserved matters, two meetings have taken place with the case officer and amendments have been made to address the comments made. The case officer has advised that there are no fundamental issues with the layout, though a comment was made about the location of the Public open Space. The POS has been located in a position which was established through the principles of the outline planning permission. Amendments to the layout and design have now been submitted to the Council and we expect the application to be presented to the planning committee on 13th February 2019.

Mid Suffolk District Council will make best endeavours to discharge conditions expeditiously and within statutory timescales.

3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence

A strategy for dealing with the surface water drainage has been prepared and the detailed surface water drainage scheme (required by condition) is being progressed. This was delayed until we had comfort from the LPA that the layout was acceptable.

The following conditions will require to be discharged prior to commencement of works:-

- Hard and soft landscaping scheme (note the strategic landscaping proposals have been submitted with the reserved matters)
- Construction Management Plan
- Surface Water Drainage Scheme
- Implementation, Maintenance and Management of Surface Water Drainage Scheme
- Construction Surface Water Management Plan
- Prevention of discharge of water onto the highway
- Archaeology (WSI) – note the investigative work has commenced

Mid Suffolk District Council will make best endeavours to discharge conditions expeditiously and within statutory timescales.

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

There are no viability issues on this site. s106 requirements have been established at the outline stage and 35% affordable housing is provided in line with Mid Suffolk

District Council's policies. Unless there is a significant change in the housing market, viability will not affect Persimmon's ability to deliver housing within 5 years.

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

The site is owned by a single landowner with Persimmon having the option on the site. There are no site ownership or access constraints in respect of the site which would prevent the delivery of the site within 5 years.

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

There are no infrastructure issues associated with this development.

7. The developer's delivery intentions and anticipated start and build-out rates



This site is considered to be deliverable within 5 years. There are no issues or constraints with this site that would stall development. Following approval of the reserved matters and agreement of details required by pre-commencement conditions, it is envisaged that construction would get underway later this year.

The anticipated build programme would be 50 units per year with completion of the development in 2024, as follows:

2019	2020	2021	2022	2023	2024
0	50	50	50	50	50

Deliverability assessment

Based on the above information, it is considered that there is clear evidence that the site is deliverable having regard to the tests within Annexe 2 of the NPPF and PPG.

<p>Signed</p>  <p>Steven Stroud Strategic Projects Manager</p> <p>Date 10th January 2019</p>	<p>On behalf of Mid Suffolk District Council</p>
<p>Signed</p>  <p>Date 10th January 2019</p>	<p>On behalf of Persimmon Homes</p>