

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 - Pigeon Investment Management Ltd

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 **Land on north side of Norton 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 intentions and build-out rates.

For the purpose of this Statement, Mid Suffolk District Council is "The Local Planning Authority" and Pigeon Investment Management Ltd are working in conjunction with Linden Homes as "The Developers".

1. The planning status of the site

Outline planning permission for erection of up to 200 homes (including 9 self-build plots), primary school site together with associated access, infrastructure, landscaping and amenity space was granted on 29th March 2018 following the completion of the s106 Agreement (Application Ref: 5070/16).

The application 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

Pigeon selected Linden Homes as its development partner and the sale of the site to them was completed in October 2018. Linden Homes, are currently preparing a Reserved Matters application for the site. Pre-application discussions have been held with planning officers at MSDC. It is expected that a Reserved Matters application will be submitted in January 2019.

Mid Suffolk District Council will make best endeavours to deal with applications for Reserved Matters and 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

Production of further assessment work to support the Reserved Matters application and to discharge a number of the pre-commencement conditions is currently on-going.

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

There are no financial viability issues in respect of the development which would prevent the delivery of the site within 5 years.

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

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 strategic infrastructure requirements which are required to be implemented prior to the commencement of development. Whilst site related infrastructure such as access, drainage and utilities will need to be put in place, these are standard requirements and implementation is within the control of Pigeon and their development partners. This should not unduly prevent or delay the delivery of the site within 5 years.

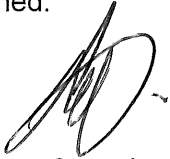

7. The developer's delivery intentions and anticipated start and build-out rates

Based on discussions with Linden Homes, it is expected that development will commence in Summer 2019. Anticipated build-out rates are set out in the table below:

Anticipated Start and Build-out rate						
2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
0	20	40	40	40	40	20

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</p> <p>Date: 11/1/2019</p>	<p>On behalf of Mid Suffolk District Council</p>
<p>Signed:</p>  <p>Date: 11/01/19</p>	<p>On behalf of Pigeon Investment Management Ltd</p>

