

## **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) 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 to east of Turkey Hall Lane and north of North Close, Bacton**.

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 Pigeon Investment Management Ltd are working in conjunction with Cocksedge Building Contractors as the "The Developers".

#### 1. The planning status of the site

Outline planning permission for the erection of up to 51 dwellings, highway improvements including the widening of Turkey Hall Lane, provision of public open space and associated infrastructure was granted on 3 July 2018 following the completion of the s106 Agreement (Application Ref: DC/18/00723).

The application is subject to a standard condition requiring the submission of Reserved Matters within 3 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

The site is owned by Cocksedge Building Contractors Ltd who will build out the site. They are currently preparing a Reserved Matters application for the site. It is expected that a Reserved Matters application will be submitted early in 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. The widening of Turkey Hall Lane will be undertaken in accordance with a 278 Agreement and should not unduly delay development. None of these requirements should unduly prevent or delay the delivery of the site within 5 years.



7. Expected Delivery and Build-out Rate

Based on discussions with Cocksedge Building Contractors Ltd, it is expected that development will commence in Autumn 2019. Anticipated build-out rates are outlined in the table below:

<b>Anticipated Start and Build-out rates</b>				
2018/19	2019/20	2020/21	2021/22	2022/23
0	30	21	0	0

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>

