

## **Statement of Common Ground on housing deliverability between**

- 1. West Suffolk Council**
- 2. Taylor Wimpey East Anglia**

This statement has been prepared by the two parties to set out the expected site deliverability timetable for land at Land east of Lady Miriam Way, Mount Road, (land east of Moreton Hall (Lark Rise)).

It demonstrates the deliverability of the identified site in accordance with the definition below as cited in Annex 2 of the National Planning Policy Framework and the National Planning Policy Guidance: Housing supply and delivery in particular paragraph 007.

### **The site offers a suitable location for development now**

This site located at Land east of Lady Miriam Way, Mount Road, (land east of Moreton Hall (Lark Rise)) offers suitable location for future development and has already delivered homes as part of the planning permission granted.

Reserved matters planning permission (DC/14/1881/HYB) was granted for a scheme of 320 new residential dwellings and local centre.

The site is also allocated as a strategic site under policy BV4 within the Bury St Edmunds Vision 2031 local plan, adopted September 2014.

The site is under construction.

### **Planning status of the site**

The site has planning permission (DC/14/1881/HYB) for the means of access, appearance, layout and scale for 320 no. Dwellings including 30 per cent affordable housing and associated open space, infrastructure, new local centre site, allotments and recycling/bring site – as amended by details received 21 May 2019 and approved Wednesday 31 July 2019.

Phase 1 – 100 dwellings completed – included under DC/14/1881/HYB – completed 2018

Phase 2 – 80 dwellings completed – DC/17/1006/RM

Phase 3 – DC/14/1881/HYB – 320 dwellings – permission granted July 2019

### **Firm progress made towards the submission of a planning application**

Reserved matters planning permission (DC/14/1881/HYB) was granted July 2019

Discharge of planning condition process still ongoing and is yet to be concluded (awaiting further feedback from officers regarding submitted information).

No planning performance agreement entered in to with this development.

## **Firm progress made with site assessment work**

All relevant survey work has been completed and submitted as part of application process.

## **Impact that COVID-19 restrictions, Brexit, material and labour shortages have on delivery rates**

Taylor Wimpey East Anglia experienced some initial delays during the early stages of the pandemic however, production is now back up to normal levels, albeit materials and resources are in short irregular supply at this time.

## **Clear evidence homes have been and will be realistically delivered on this site.**

Phase 1 – 100 dwellings completed– completed 2018

Phase 2 – 80 dwellings completed – completed 2019

Phase 3 -(DC/14/1881/HYB) – 320 dwellings – permission granted July 2019

## **Clear relevant information about site availability, viability, ownership constraints or infrastructure provision.**

Taylor Wimpey East Anglia owns the entire site. There are no viability issues on the site and design, s106 requirements and affordable housing will be provided in accordance with policy and as specified in the s106.

Unless there is a significant change in the housing market, viability will not affect Taylor Wimpey East Anglia ability to deliver the housing numbers specified in the next five years.

## **Be achievable with a realistic prospect that housing will be delivered on the site within five years**

Taylor Wimpey East Anglia are the developers building the entire site. They will also build the affordable provision for the registered providers.

Taylor Wimpey East Anglia anticipate 60 dwellings per annum (dpa) will be delivered in the next five year period. This will yield 304 new homes in the five year period for West Suffolk residents.

<b>Monitoring year</b>	<b>Year 1 2021/22</b>	<b>Year 2 2022/23</b>	<b>Year 3 2023/24</b>	<b>Year 4 2024/25</b>	<b>Year 5 2025/26</b>	<b>After year five (number of units remaining to be built after April 2026)</b>
<b>Number of residential units</b>	<b>65</b>	<b>68</b>	<b>57</b>	<b>62</b>	<b>52</b>	<b>0</b>

Signed on behalf of West Suffolk Council

Date

Signed on behalf of Taylor Wimpey

Date: 18 November 2021