

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

- 1. West Suffolk Council**
- 2. Persimmon Homes (Suffolk)**

This statement has been prepared by the two parties to set out the expected site deliverability timetable for land at Anne Sucklings Lane, land north-west of Haverhill.

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 Anne Sucklings Lane, land north-west of Haverhill offers suitable location for future development and has already delivered homes as part of the planning permission granted.

Outline planning permission was granted (SE/09/1283) for a mixed-use scheme for up to 1150 units.

The site is also allocated as a strategic site under policy HV3 within the Haverhill Vision 2031 local plan, adopted September 2014.

The site is under construction.

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

The site has planning permission (SE/09/1283) for (i) construction of relief road and associated works (ii) landscape buffer 2. Outline Planning Application – (i) residential development (ii) primary school (iii) local centre including retail and community uses (iv) public open space (v) landscaping (vi) infrastructure, servicing and other associated works as supported by additional information and plans received 27 September 2010 relating to landscape and open space, flood risk, environmental statement, drainage, layout, ecology, waste, renewable energy and transport issues including treatment of public footpaths and bridle paths. Approved 27 March 2015.

Phase 1 has completed 200 Homes which have all been occupied since March 2018.

Further reserved matters planning applications have been submitted and approved

Phase 1 (DC/16/2836/RM) – 200 dwellings – permission granted January 2017

Phase 2a (DC/20/0615/RM) – 41 dwellings – permission granted April 2020

Phase 2b (DC/21/0110/RM) – 127 dwellings – permission granted February 2021

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

Persimmon (Suffolk) will be submitting further applications this year for:

- Phase 3b – October 2021 (approximately 113 dwellings)
- Phase 6 – November 2021 (approximately 104 Dwellings)
- Phase 3a (including Local Centre) – February 2022

A planning performance agreement (PPA) has been entered into with West Suffolk Council for Phases 3b and 6 and a series of workshops have taken place which included both internal and external consultees.

It is envisaged that pre-application discussions will commence on Phase 3a and the local centre in November 2021.

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

Persimmon (Suffolk) have undertaken a number of site assessment work to inform the proposals including Ecology, Arboricultural Method Statements and Drainage.

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

Apart from an initial site shutdown in the first lockdown, the development has not been significantly affected by the pandemic and construction is well under way with sales strong.

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

Phase 1 commenced in March 2018 – 200 Homes completed  
Phase 2a commenced December 2020 – 38 Homes completed  
Phase 2b commenced August 2021 – None completed at present

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

Persimmon Homes 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 Persimmon's 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**

Persimmon (Suffolk) are the developers building the entire site. They will also build the affordable provision for the registered providers.

Persimmon (Suffolk) anticipate 80 dwellings per annum (dpa) will be delivered in the next five year period. This will yield 400 new homes in the five year period for West Suffolk residents.

The council anticipates completions at a rate of 80 dpa each monitoring year in line with Persimmon's expectation and supported by evidence in this statement.

Signed on behalf of Persimmon Homes Suffolk

Date 28 September 2021

Planning Manager  
Persimmon Homes Suffolk

Signed on behalf of West Suffolk Council

Date