

Statement of common ground on housing deliverability between

- 1. West Suffolk Council**
- 2. Sansovino Developments Ltd**

Land at Hatchfield Farm

This statement has been prepared by the two parties to set out the expected site deliverability timetable for **land at Hatchfield Farm, Newmarket.**

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 at Hatchfield Farm, Newmarket offers a suitable location for future development.

Outline planning permission was granted DC/13/0408/OUT for a residential scheme for up to 400 units, associated open space, foul and surface water infrastructure, two accesses onto the A142, internal footpaths, cycle routes and estate roads, and associated works was granted by the Secretary of State on 12 March 2020.

There is a separate allocation for five hectares of employment land.

Planning status of the site

Planning permission DC/13/0408/OUT was granted by the Secretary of State on 12 March 2020.

An application for the approval of reserved matters (reference DC/22/0420/RM) for the two site vehicular accesses has been granted on 9 September 2022.

Firm progress made towards the submission of a planning application

Applications have been submitted to West Suffolk Council to discharge relevant pre-commencement planning conditions and a S278 package is being agreed with Suffolk County Council.

Firm progress made with site assessment work

Significant progress has been made, including submission of a written scheme of investigation for an archaeological evaluation for approval by West Suffolk Council to discharge condition 20.

New ecology surveys undertaken.

Impact that COVID-19 restrictions, Brexit, material or labour shortages have on delivery rates

None recorded.

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

2022 for start of access, infrastructure and enabling works, following the approval of reserved matters for two vehicular accesses and internal spine road (reference DC/22/0420/RM).

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

The site is available for development.

There are no legal or ownership constraints to commencement of development.

The site is considered viable for the proposed use.

Site infrastructure and enabling will be funded primarily from internal landowner or developer resources.

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


Sansovino Developments Ltd anticipate between 100 to 50 dwellings per hectare (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 100 to 150 dpa in monitoring years two, three and four in line with Sansovino Developments Ltd expectation and supported by evidence in this statement.

Signed on behalf of Sansovino Developments Ltd

Date



RICHARD GEE 7/11/22.

Signed on behalf of Sansovino Developments Ltd Date xxxxxx

Signed on behalf of West Suffolk Council

Date 17 November 2022



Service Manager (Planning Strategy)
West Suffolk Council