

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:

1. construction of relief road and associated works
2. landscape buffer 2

Outline planning application:

1. residential development
2. primary school
3. local centre including retail and community uses
4. public open space
5. landscaping
6. 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.

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
Phase 6 - DC/22/0618/RM – 98 dwellings – permission granted September 2022
Phase 3b – DC/22/1447/RM – 113 dwellings – decision expected before end of November 2022

Phase 1 comprises 200 homes. Phase 1 construction started in March 2018 and 198 dwellings are currently occupied.

Phase 2a – DC/20/0615/RM - 41 of 41 dwellings are completed and occupied.

Phase 2b - DC/16/2836/RM – 123 dwellings under construction with 43 dwellings now occupied.

Phase 6 - DC/22/0618/RM – 98 dwellings will be commencing imminently

Firm progress made towards the submission of a planning application

Persimmon (Suffolk) will be submitting further applications in 2023 for:

- Phase 3a (including local centre) – February 2022
- Phases 4 and 5

The above phases will complete the development. A series of workshops are to be programmed in with West Suffolk Council as part of the planning performance agreement (PPA) process.

Persimmon Homes has entered into PPA's with West Suffolk Council in order to assist progress in each parcel.

The infrastructure application (reference DC/20/0614/RM) which deals with the internal loop road, drainage of the site and open space was approved in August 2022. The approved infrastructure will serve the remaining parcels.

Firm progress made with site assessment work

Various site assessment work has been carried out for the entire site (for example site investigation, ecology, arboricultural method statement, biodiversity net gain, drainage).

Phase specific details are undertaken and submitted with reserved matters applications for each parcel.

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

Apart from an initial period of time at the start of the pandemic when construction ceased temporarily, the development has not been impacted on by COVID-19.

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

Phase 1 commenced in March 2018 – 198 out of 200 homes completed
Phase 2a commenced December 2020 – 41 out of 41 homes completed
Phase 2b commenced August 2021 – 123 homes under construction, 43 completed.

One of Persimmon's key objectives is delivery. Allowing for a six-month lead in time when the first phase commenced, we have delivered 282 dwellings in four years (equating to nearly 71 per year). Had there been less delays with gaining planning permission, more units could have been delivered at this site.

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 hectare 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 dwellings per annum each monitoring year in line with Persimmon's expectation and supported by evidence in this statement.

Signed on behalf of Persimmon Homes

Date 11 November 2022



Planning Manager
Persimmon Homes Suffolk

Signed on behalf of West Suffolk Council

Date 17 November 2022



Service Manager (Planning Strategy)
West Suffolk Council