STATEMENT OF COMMON GROUND

Between:

East Suffolk Council, Trinity College,
P. Adams & Sons (Farms) Ltd.,

in respect of the proposed

North Felixstowe Garden Neighbourhood, Felixstowe (identified as SCLP12.3 in the Submitted Local Plan)

1. Scope of this Statement

1.1 This Statement of Common Ground (SoCG) has been prepared to confirm the extent of co-operation and understanding between East Suffolk District Council (landowner (ESC)), Trinity College (landowner), P. Adams & Sons (Farms) Ltd. (landowner) (hereafter referred to as ‘the Parties’).

1.2 This SoCG confirms the shared and common objective between the parties to bring forward and deliver the North Felixstowe Garden Neighbourhood, Felixstowe (site ref: SCLP12.3) as part of a comprehensively planned and coordinated approach to the Garden Neighbourhood as a whole. The land parcels of the respective landowners are proposed to be delivered independently of one another, but in accordance with an agreed masterplan through which their integration and sustainable delivery will be secured.

1.3 This SoCG confirms the extent of agreement of the joint delivery of the North Felixstowe Garden Neighbourhood, and will form part of the evidence base for the Local Plan Examination.

2. Background to East Suffolk Council's Draft Suffolk Coastal Local Plan

2.1 This SoCG has been prepared in response to the Suffolk Coastal Draft Local Plan, which will cover the period up to 2036. Statutory public consultation took place on the Final Draft Local Plan between January and February 2019. Following a period of review of the representations received, the Draft Local Plan was submitted for independent Examination in March 2019.

2.2 The plan states that the North Felixstowe Garden Neighbourhood (ref: SCLP12.3) seeks to provide up to 2,000 homes in the Draft Local plan as well as a significant level of social and physical infrastructure, with a leisure led focus including a green network of recreation, connectivity and sustainable movement. The proposed allocation will meet just under a fifth of the objectively assessed housing need calculated for the District, is an essential component of the Draft Local Plan. As such its deliverability is of particular importance to the overall soundness of the Plan.
3. **Vehicular Access Points**

3.1 The Parties agree that appropriate vehicular access can be provided to serve the development of each parcel, without reliance on development within one of the other land parcels.

4. **Connectivity**

4.1 The Parties agree a commitment to provide for pedestrian and cycle linkages between the land parcels in suitable locations, forming part of green network, assisting in providing sustainable connections both within the Garden Neighbourhood as well as with the wider area.

5. **Suitable Alternative Natural Greenspace (SANG)**

5.1 The Parties agree to provide suitable SANG within their respective land parcel, as appropriate, informed through Habitats Regulation Assessment. The SANG within each parcel will mitigate the potential impacts of development within the respective land parcel as a result of potential recreational disturbance on Special Protection Area and Special Conservation Areas.

6. **Section 106 and Infrastructure Requirements**

6.1 The Parties agree that they are expected to absorb a proportion of the costs and obligation to deliver infrastructure (on and off site, as appropriate) as necessary to make the development of the North Felixstowe Garden Neighbourhood acceptable in planning terms, and proportionate to the development of the respective land parcels.

7. **Future Co-operation**

7.1 The Parties are supportive of the principle of the North Felixstowe Garden Neighbourhood and will engage as needed to ensure its delivery in a coordinated and comprehensively planned manner.

Signed on behalf of East Suffolk Council

[Redacted]

Date: 1 August 2019

Name: [Redacted]

Andrew Jarvis, Strategic Director
Position: Programs and Partnerships Manager

Signed on behalf of Trinity College

Date: 31st July 2019
Name: Timothy Collins
Position: Partner - Bidwells LLP

Signed on behalf of P. Adams & Sons (Farms) Ltd.,

Date: 1st August 2019
Name: Hayden Foster
Position: Agent