Statement of Common Ground between East Suffolk Council and Police and Crime Commissioner for Suffolk

Matters relating to Policy SCLP 12.25: Suffolk Constabulary Police Headquarters

Local Plan covering the former Suffolk Coastal area

August 2019
Purpose of Statement

1 This Statement of Common Ground has been produced to advise the inspector on the agreed position in relation to the developability of the Suffolk Constabulary Police Headquarters site, Portal Avenue, Martlesham (Policy SCLP 12.25). This Statement has been prepared jointly between the Police and Crime Commissioner for Suffolk and East Suffolk Council.

2 The Police and Crime Commissioner for Suffolk is the landowner of the Suffolk Constabulary Police Headquarters site. The representations to the Suffolk Coastal Final Draft Local Plan were submitted on behalf of Suffolk Constabulary, but it is the Police and Crime Commissioner for Suffolk that is promoting the proposed development.

3 Representations relevant to this Statement of Common Ground are set out below:

- Policy SCLP12.25 Suffolk Police HQ, Portal Avenue, Martlesham (Rep ID: 507 and Inspector’s question 3.29)

The Site

4 The land and buildings at the site are occupied by the Police and Crime Commissioner for Suffolk and Suffolk Constabulary as its Police Headquarters building. The site is identified under Policy SCLP12.25 of the Suffolk Coastal Final Draft Local Plan as an allocation for the development of approximately 300 dwellings.

Agreed Position

5 The Inspector has asked (question 3.29) whether there are any factors which would mean that the site is not ‘deliverable’ or ‘developable’ as per the definitions in the National Planning Policy Framework.

6 Paragraph 67 of the National Planning Policy Framework 2019 expects Local Plans to identify housing sites which are ‘deliverable’ in years 1 to 5 of the plan period or which are ‘developable’ in years 6 to 10 or years 11 to 15. The definition of ‘developable’ is “to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged”.
Suitability

7. It is agreed that the site represents a suitable location for housing development. The site provides an opportunity for development on a previously developed site in a location which is well connected to services and facilities, and provides an opportunity for development to take place on previously developed land. The site has been subject to assessment through the Strategic Housing and Economic Land Availability Assessment December 2018 which identified it as a suitable site. The site has also been assessed through the Sustainability Appraisal. Development on the site would be expected to be delivered in accordance with the criteria in Policy SCLP12.25. It is agreed that the proposed allocation of the site is supported by evidence, and it represents a sound approach.

Delivery

8. The Police and Crime Commissioner sought pre-application advice in November 2018, and a response was provided by the Council in April 2019. Further pre-application discussions about the proposed development would take place before an application is submitted.

9. The Police and Crime Commissioner for Suffolk submitted representations to the First Draft Local Plan consultation stage between July and September 2018. Those representations confirmed that the Suffolk Constabulary Police Headquarters site could become available for development during the plan period. The Police and Crime Commissioner for Suffolk submitted representations (Rep ID: 507) to the Final Draft Local Plan between January and February 2019. Those representations supported the proposed allocation of the Suffolk Constabulary Police Headquarters site (Policy SCLP 12.25), and suggested that no changes were required to the policy.

10. It is acknowledged that a number of actions will need to be completed, by a range of parties, in advance of the delivery of housing at the site, including: preparation of a masterplan for the proposed development; preparation and submission of an outline planning application; determination of a planning application; identification of an alternative site for Suffolk Constabulary; considering and resolving any relevant legal restrictions; relocating the Suffolk Constabulary services and facilities; marketing and selling the site to housebuilder/developer; discharging conditions; preparing and submitting reserved matters; preparing site for development including demolition of existing buildings; and delivering infrastructure. All of these actions are typical for large previously developed sites that are currently in use. It is considered that some of these activities could occur concurrently.

11. The Whole Plan Viability Study has considered the viability of typologies of sites. It identified the site as being within the ‘mid value zone’ of the Suffolk Coastal area and concludes that a relatively high density improves the viability of brownfield development in the mid value zone, although recognises that viability may be more challenging for flatted developments.
It is agreed that the site is ‘developable’. It is agreed that the site could potentially deliver housing from 2024/25.

**Signatures**

| Signature: |  
| Print name: | Philip Ridley |
| Position: | Head of Planning and Coastal Management |
| Authority: | East Suffolk Council |

| Signature: |  
| Print name: | C L Jackson |
| Position: | CHIEF EXECUTIVE |
| Organisation: | OFFICE OF THE POLICE AND CRIME COMMISSIONER FOR SUFFOLK |