Statement of Common Ground
between East Suffolk Council and
Suffolk County Council and Pigeon Capital Management 2 Ltd

Matters relating to Policy SCLP12.29: South Saxmundham Garden Neighbourhood.

Local Plan covering the former Suffolk Coastal area

September 2019
## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Purpose of Statement</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 1</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Section 2</td>
<td>Agreed Position</td>
<td>3</td>
</tr>
<tr>
<td>Section 3</td>
<td>Signatures</td>
<td>5</td>
</tr>
</tbody>
</table>
1. Purpose of this Statement

1 This Statement of Common Ground (SoCG) has been produced to inform the Inspector of areas of agreement between Pigeon Capital Management 2 Ltd (Pigeon) and East Suffolk Council (ESC), in respect of District matters, and the agreed position between all three parties, in respect of County matters in relation to the delivery of Policy SCLP12.29: South Saxmundham Garden Neighbourhood. These areas relate to the Inspector’s questions and take into account the proposed changes that East Suffolk Council and Suffolk County Council suggested in their Matter Statements and the Statement of Common Ground between ESC and SCC.

2 This SoCG confirms the understanding between the parties of the delivery of the allocation at South Saxmundham (SCLP 12.29) and that the detailed nature of the proposals will evolve through the masterplanning process and further assessment as anticipated and required by Policy SCLP12.29.

3 This document relates to the allocation of land to the south of Saxmundham for a new Garden Neighbourhood, on approximately 67.8ha of land, comprising new primary school and early years provision, community facilities and green infrastructure together with residential development for approximately 800 new homes.

4 This SoCG reflects those matters which have been agreed and is without prejudice to any matters which may not be currently agreed, notwithstanding any further future agreement which may be reached between the parties.

5 This SoCG does not preclude any further representations Pigeon Capital Management 2 or their professional advisors may wish to make to the Local Plan Examination, in respect of any relevant matters relating to this Site.

2. Agreed Position

Capacity of Site Allocation

6 Inspector’s Question 3.35 asks about the ability of the allocation to provide approximately 800 dwellings between the A12 road and railway line.

7 ESC and Pigeon are agreed that, as a part of the Garden Neighbourhood, the area of land between the A12 and the railway line, which has a gross site area of around 33ha, can provide approximately 800 dwellings at an appropriate density, to provide a range of types, sizes and tenures, and taking into consideration the delivery of other policy requirements as set out in Policy SCLP12.29 and the wider Local Plan.
Suitable Alternative Natural Greenspace

8 Inspector’s Question 3.38 asks about the provision of Suitable Alternative Natural Greenspace (SANG) and its effectiveness.

9 ESC and Pigeon are agreed that the allocation needs to provide SANG to mitigate any impacts on European protected sites. ESC and Pigeon also agree that the SANG needs to be of a high quality design to deter visitors from popular sensitive sites, to be of sufficient scale to deter driving to European sites and to accommodate circular walks that provide a varied and high quality experience in terms of visual and other sensory factors. Details in relation to the location and scale of this provision are to be established through a project level Habitats Regulation Assessment, as per criterion d) of SCLP12.29.

Education Provision

10 Inspector’s Question 3.40 asks whether the policy would be effective in achieving provision of required education facilities and is it justified to include the provision of early years in both criteria a) and b).

11 The parties agree that in order to meet expected demand from residential development in Saxmundham Ward, a new early years setting will be required at the new primary school as set out in criterion (a) of the policy.

12 The parties also agree that, as set out in SCC’s statement to the examination, opportunities may come forward to meet the remaining early education demand from the site through the expansion of existing settings in the area, meaning that an additional standalone provision on site SCLP 12.29 may not be required. The parties further agree that this will need to be considered at the planning application stage, with an on-site setting provided if demand is justified at the time of an application and cannot be met elsewhere. This is reflected in the modification to criterion b) of SCLP12.29 and to paragraph 12.291 agreed between SCC and ESC in the Statement of Common Ground (page 12).

Access

13 Inspector’s Question 3.42 asks whether it is justified that the site is accessed via a single vehicular access.

14 The parties agree that the site is deliverable via a new suitable and safe vehicular access to be provided from the A12. This will provide access to the new residential areas to the east and the new employment areas west of the A12.
The parties agree that the provision of a single point of access recognises the characteristics of the site adjacent to the A12 and the strategic nature of the A12. The parties agree that safe and suitable access can be provided via a single access which should make provision for emergency access. This will be considered in appropriate detail as part of the master-planning and planning application stages.

3. Signatures

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

Signature: [Signature]
Print name: Simon Butler-Finbow
Position: Director
Organisation: PIML on behalf of Pigeon Capital Management 2 Ltd

Signature: [Signature]
Print name: Mark Ash
Position: Executive Director of Growth, Highways and Infrastructure
Organisation: Suffolk County Council