

Appendix 1

Extract from Mid Suffolk District Council Committee Report

RECOMMENDATION

In the event of:

1. The satisfactory and prior completion of a S106 Agreement to secure the delivery of a staggered junction and associated new section of road as generally shown on drawing ref: X601_EL_201B [Fishwick Corner] along with the delivery of the matters set out in the recommendation section of this report

- The need for a highway works phasing plan to be submitted to and approved by the Council as local planning authority before any development on site proceeds above slab height. That plan shall identify when each of the required highway works is to have been provided by reference to a prior to [x] occupations within the residential development. The mechanics for delivery of those works shall be the subject of S278 Agreements with SCC as local highway authority. MSDC as local planning authority will require the development to conform with the Highway Works phasing plan thereafter and for phased occupations not to exceed the restrictions set out within that agreed Plan
- On-site delivery of 35% affordable housing as required¹⁵ by the Council's Housing Strategy Service
- £30,000 financial contribution towards a Thurston Station platform improvement feasibility and design study
- Delivery of no less than two car club vehicles within the village
- Provision of a public electric charging point within the village
- Provision of urban gym trail facilities within the development and an equipped local play area. [with appropriate maintenance arrangements]
- Provision and maintenance of open space
- Travel plan monitoring fee
- Payment of the Education contributions
New primary school land cost: £67,288
New primary school build cost: £1,019,772
New early years build cost: £372,609

Total £1,459,669 [or such other sum as shall have been agreed with SCC]

THEN,

2. The Chief Planning Officer be authorised to GRANT Outline Planning Permission subject to conditions that shall include those as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Reduced time limit for submission of reserved matters [to 12 months] and then 18 to commence
- Reserved matters as submitted shall be based substantially on the illustrative drawings reference...and shall include cross sections
- Removal of householder permitted development rights
- No encroachment of built form into any of the open space areas shown on the illustrative layout
- Reduced time for submission of reserved matters [to 12 Months] and then 18 months to commence
- Reserved Matters to be substantially in accordance with illustrative material
- No built form shall encroach into or upon any of the open space land shown on the illustrative drawings
- Total residential units shall not exceed 210
- Unit size shall be a matter for reserved matters
- Removal of Permitted development Rights
- Approved Plans (Plans submitted that form this application)
- Parking to comply with Adopted Parking Standards
- Ecological Mitigation
- Electric charging to all plots and sustainable construction
- External materials which shall include clay tiles and clay stock bricks, externally applied glazing bars and 75mm window reveals in masonry
- Construction Method Statement
- As required by SCC Highways
- As required by SCC Water & Floods

and,

3. Appropriate informatives

HOWEVER;

4. In the event of the Planning obligations or requirements referred to in Resolutions (1) and (2) above not being secured within 6 months then the Chief Planning Officer be authorised to refuse the application on appropriate grounds if he deems there is little or no prospect of the issues delaying the securing of (1) and (2) being resolved given a reasonable extension of time.