



TABLED PAPER  
**MID SUFFOLK PLANNING COMMITTEE**  
**19 July 2023**

**Agenda Item 7a**  
**DC/20/01716**  
**Land north of Norton Road**

**PROPOSED AMENDED RECOMMENDATION** (*blue text added since report produced*)

That the Committee delegates 'Authority' to the Chief Planning Officer to GRANT conditional HYBRID PERMISSION

SUBJECT TO

**a. The prior completion of a Section 106 Agreement to the CPOs satisfaction to secure the obligations described below (or as may otherwise be referred to in the report):**

- 112 plots (all) will be provided on construction with air source heat pumps
- 43 affordable plots will be provided on construction with pv
- Open market units will be offered with a pv addition option if selected by purchaser early enough to be accommodated in the building of that unit.
- Highway Improvements (MOVA Technology) - £50,000
- Education Land contribution - £19,410
- Education Build Cost (Primary) contribution- £252,435
- Education Build Cost (Early Years) contribution- £113,358
- Community Facilities contribution - £58,000
- Provision of new 'tiger' crossing to either Station Hill or Barton Road including beacons. (a tiger is controlled but is not button-operated – A tiger crossing provides two separate crossing points, one for pedestrians and the other for cyclists).
- *Open space and woodland to be retained in perpetuity and the public to have access also in perpetuity*
- *Self-build units to be 'self-build' only and not normal build .*
- *The developer to agree with the Council a Self-Build Site Design and Sustainability Principles Statement prior to the submission of any reserved matters relating to the self-build units*
- *Provision of cycleway extension on east side of Pond Field Road*

- Provision of a public ev charging terminal
- Provision of Residents' Travel Information Packs to 121 plots
- Provision of an on-site Parish Council Noticeboard incl. installation
- Provision of a public ev charging terminal
- Provision of 2 dog bins including waste collection
- The requirements of the existing S106 will remain binding and the above contributions/obligations will be secured in addition to those.

## **AND**

### **b. That the Section 106 agreement include express provisions and obligations**

**[i] to safeguard those obligations attached to the original planning permission reference 5070/16 and any subsequent variations insofar as they remain necessary to that other land and that development**

**[ii] to ensure that notice is given of the commencement of this permission and that no reliance is placed upon the planning permission for this severed phase thereafter**

## **PROPOSED ADDITIONAL CONDITIONS**

- Units described as Part M4(2) and M4(3) compliant by applicant to be delivered
- Landscaping adjustments suggested by Place Services as appropriate
- Revision to elevations in respect of corner turning units if and where necessary
- Boundary treatment details
- Landscape/layout adjustments to expand green frontages where possible and reasonable and provide enhanced screening to parking areas visible from the street
- Further bin store detail plot 261
- Amended drawing showing easement correction
- Such conditions as were applied to the Phase 2 Reserved Matters permission and the original outline permission that remain relevant
- Wildlife sensitive lighting details

## ERRATA

1. Correction to committee report. Figure 6 on page 63 of the electronic version should have appeared as shown below.

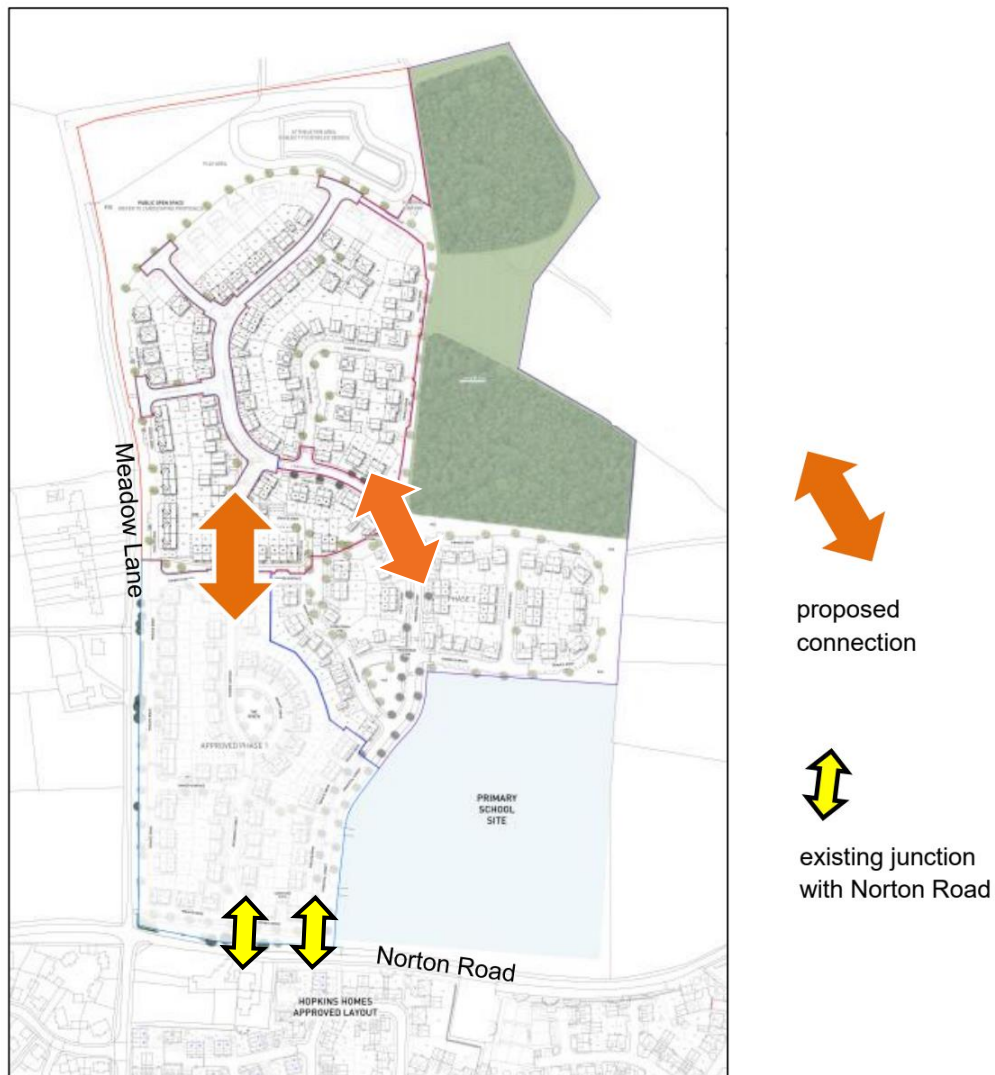


figure 5: **Proposed spine road connections with earlier phase**