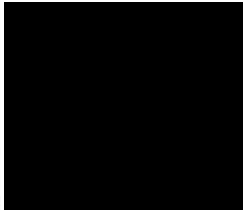
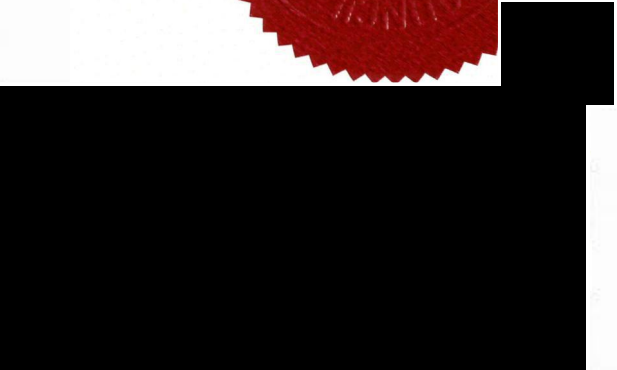
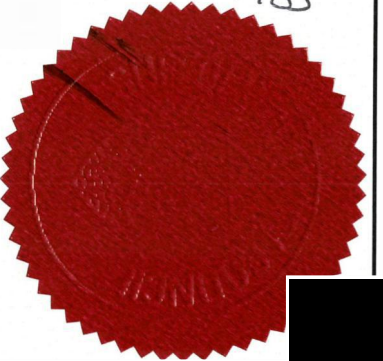




Note & Key



59485



Rev	Description	By	Date
A	Hakewill Mews POS Area added	AH	06.12.24

Persimmon
 Persimmon Homes Suffolk
 Orion Court, Orion Avenue
 Great Blakenham
 Suffolk, IP6 0LW
 Tel: 01473 927400

Site Name:
**Hakewill Mews
 Ixworth Road
 Thurston, Suffolk**

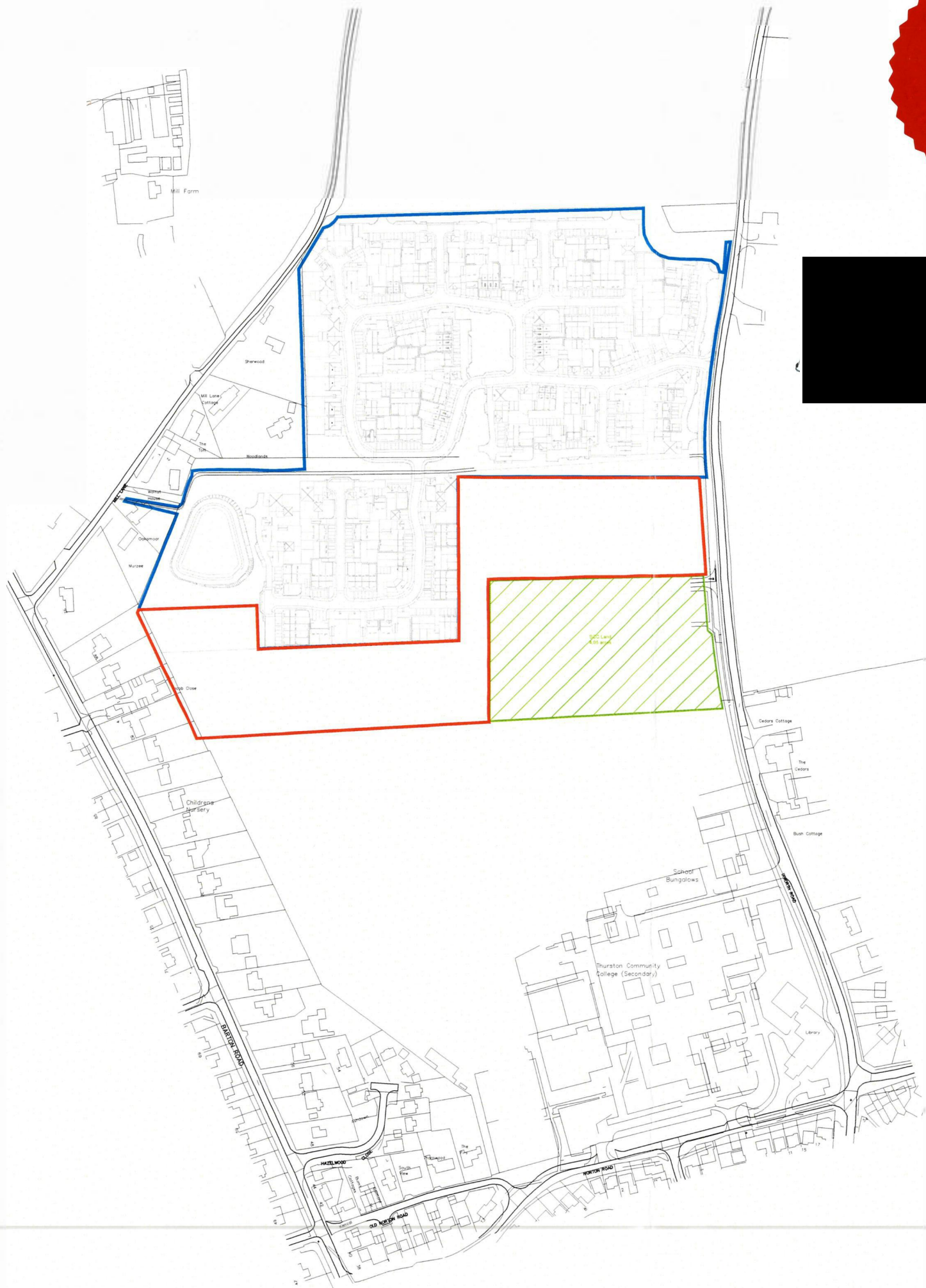
Drawing:
**College Park
 POS Areas**

Scale@A1: 1:625	Date: 02.12.24
Drawn By: AH	Checked By: SM
Drawing No: 982-E-SK190	Rev: A

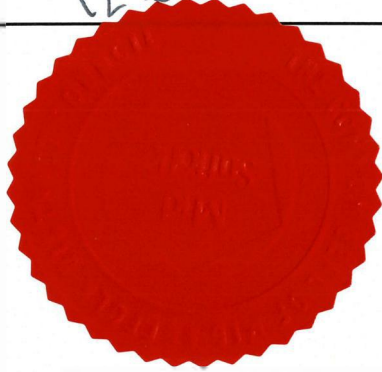


12969



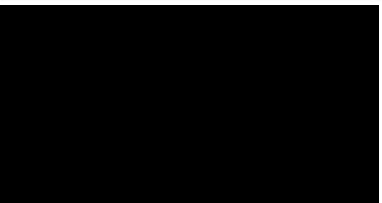
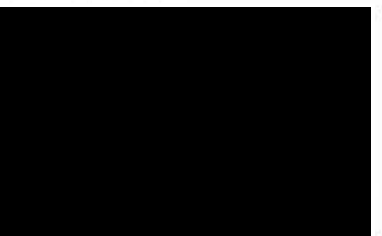


12969

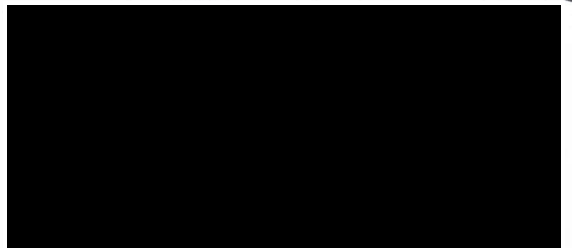


KEY

- College Park Phase 1 Boundary
- Option Land Boundary
- SCC Land Boundary



69485



REV	Description	By	Date

Persimmon
 Persimmon Homes Suffolk
 Ocean Court, Ocean Avenue
 Great Baddow, Ipswich, Suffolk, IP1 3JN
 Tel: 01473 927400

Site Name:
Thurston Phase 2

Drawing:
Location Plan

Scale: A0 1:1200	Date: 22.06.23
Drawn By: JE	Checked By: JE
Drawing No: 982-LP-001	Rev: -

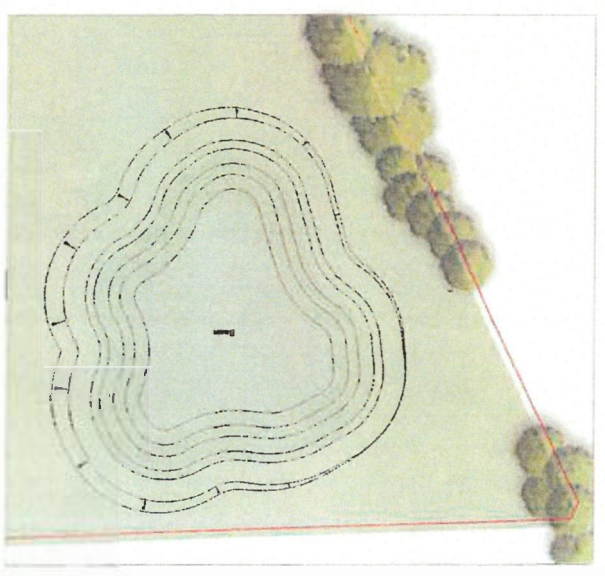
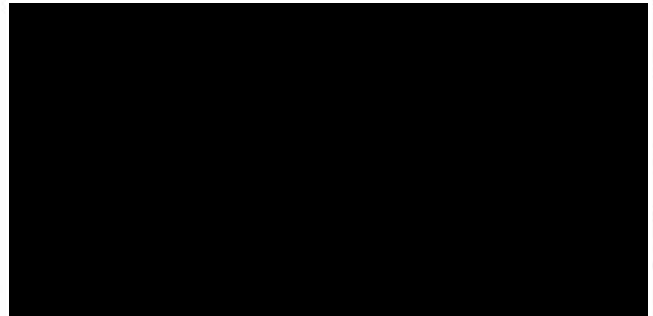
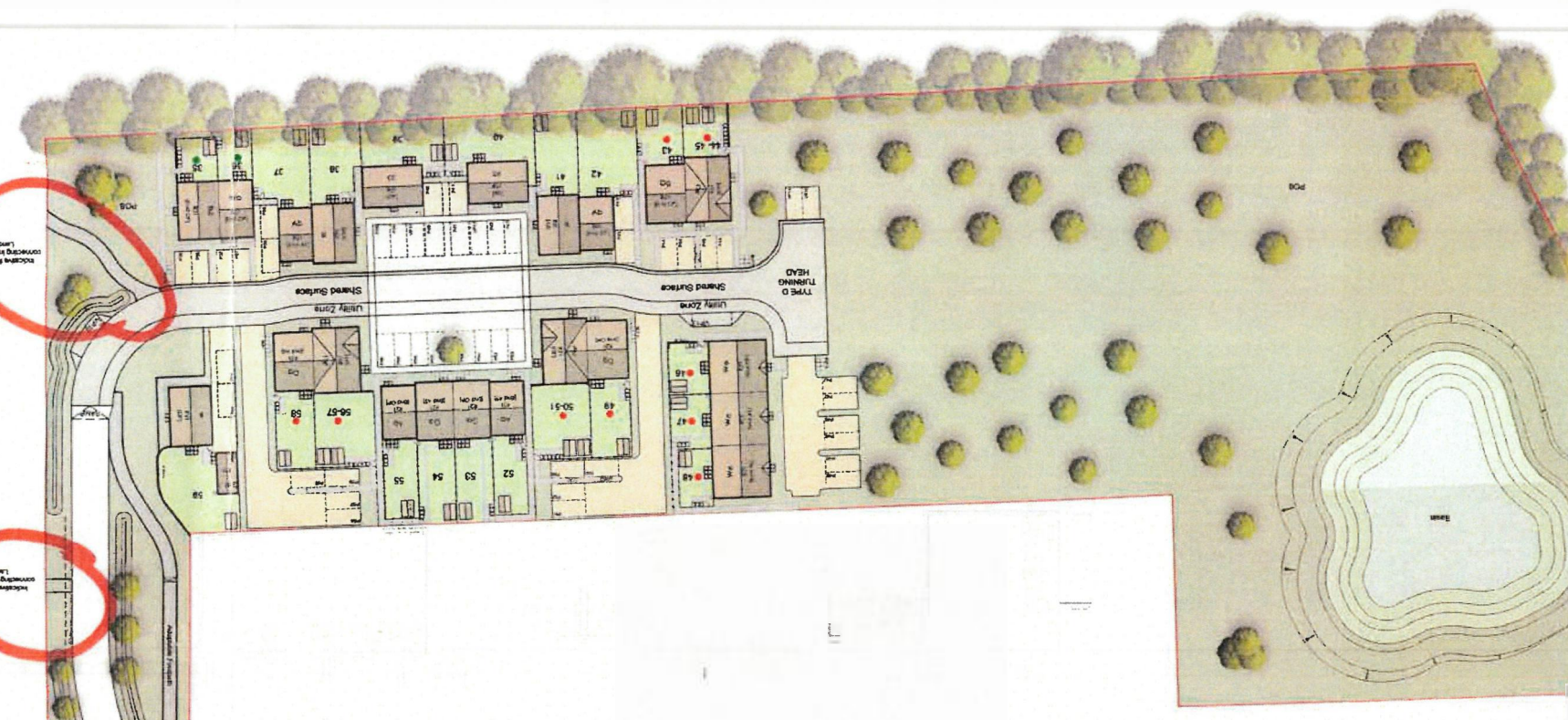
Phase 2
 Thurston
 Planning Layout



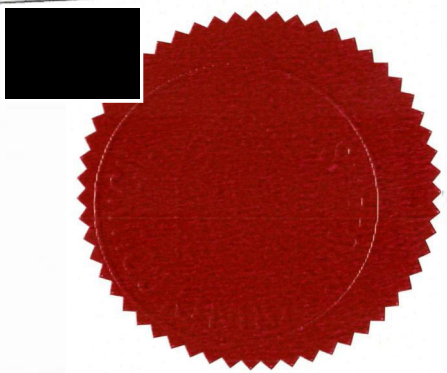
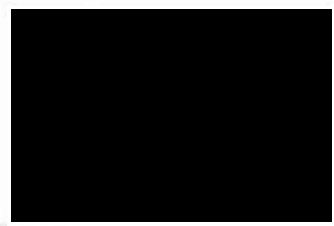
Rev	Description	By	Date
D	Plot 23 & 24 changed to catways	JE	26.04.24
C	Plot 23 & 24 moved Eastwards. Indicate Lina through to SOC and show. Filled table for cycle access to airway junction. Plot 40-43 & 45-51 moved South.	JE	27.06.24
B	Plot 15-24 moved to show back to back.	JE	24.06.24
A	Plot 15-24 moved to show back to back. distance increases. Plot 8 parking altered. Plot 10-11 moved towards to increased distance increases. Plot 50-61 relocation. Table for cycle access to airway junction. Filled table through to SOC and show. Filled Plot 10-11 moved towards to increased distance increases. Plot 8 parking altered. changed table. Plot 15, 25, 26, 29, 34 not built. Various Parking spaces moved towards highway corners. Garden wall positions reviewed.	JE	12.06.24

TYPE	PLOTS	HT	ROOM NOBS
Accommodation	27	11	17
Commercial	1	1	1
Community	1	1	1
Education	1	1	1
Healthcare	1	1	1
Industrial	1	1	1
Leisure	1	1	1
Office	1	1	1
Other	1	1	1
Public	1	1	1
Religious	1	1	1
Residential	14	14	14
Service	1	1	1
Specialist	1	1	1
Unallocated	1	1	1
TOTAL	53	53	53

Plot	Area (sqm)	Volume (cu m)
A	14.18	17.17
B	27.28	29.31
C	14.18	17.17
D	27.28	29.31
E	25.35	31.34
F	42.44	47.48
G	48.90	51.91
H	48.90	51.91
I	58.07	63.08



69485



Note & Key

DRAFT CERTIFICATION
SALE OF DISCOUNTED MARKET HOUSING

FORM 1 – SALE AGREED

For completion by a Conveyancer

To: Strategic Housing (strategic.housing@baberghmidsuffolk.gov.uk)

Planning application reference:

On behalf of my client (“the Seller“), we confirm that the property known as *[insert full address*
.....] “the Property“ (Land Registry Title Number SK.....) is being sold and hereby certify to Babergh/Mid Suffolk* District Council “the Council” that the planning obligations relating to the sale of the Discounted Market Housing as detailed in the S106 Agreement dated (“the S106”) And/or* the Deed of Variation dated (“the DoV“) are being complied with:

Prior to Marketing

1. Prior to the marketing and to the sale of the Property the Council were notified on (insert date) of the proposed Discount Market Price (as defined in the S106 and/or* the DoV) and the Discounted Market Price was agreed by the Council to be at least 20% below the Open Market Value (as defined in the S106 and/or* the DoV);

Prior to Exchange of Contracts

2. By completing this form, I am notifying the Council of the intention to sell the property to a qualifying person who meets the eligibility criteria, and I will request that the buyer’s legal representative submits the relevant information to the Council to demonstrate their eligibility. I understand that, without this step being completed, the Council will not be able to approve the sale.
3. The purchase price of the Property will be no more than 80% of the Open Market Value (or such other discount as defined in the S106 and/or* the DOV) in line with the maximum price agreed above including any rent or interest.

Signed by Seller’s Conveyancer :

Title/Position :

Full name of Conveyancer :

*Delete as appropriate

Date:

[Please print on headed paper or insert details below:]

Firm Name & Address:.....

Contact details: Telephone number: Email address:

DRAFT

*Delete as appropriate

DRAFT CERTIFICATION

FORM 2: Declaration – Discount Market Sale Property Eligibility

For completion by a Conveyancer

Relating to the property known as: [insert full address.....] “the Property” [Land Registry Title Number SK.....].

Please answer all the questions below accurately and sign the declaration at the end of the document.

Affordable Housing Need

On behalf of my client/s.....
.....

I confirm that:

1. My client/s gross household income does not exceed eighty thousand pounds (£80,000) per annum for single or joint purchasers.

The joint gross earnings of our household is £ _____ and this has been verified by

(insert the name of the Financial Advisor who has verified this).

2. I confirm that my client/s are unable to afford a suitably market property in the area, as measured by the following calculation:

For single purchasers:	For joint purchasers:
a) Gross Annual Income multiplied by 4 =	a) Gross Annual Income multiplied by 3.5 =
b) Deposit =	b) Deposit =
Add together parts a) and b). £ _____	
The result must be less than the Open Market Value of the property being purchased (£ _____) or a suitable property in the same area.	

3. I confirm that my client/s total savings do not exceed 65% of the purchase price of £ _____, and this has been verified by the following Independent Financial Advisor; _____
4. I confirm that my client/s do not have an interest in another property in the UK and abroad (including, but not limited to shares, registered title or mortgage).
5. My client/s agree that the above information and supporting evidence can be passed to Babergh and Mid Suffolk District Councils if required for further clarifications.

DRAFT

Local Connection Criteria (change in accordance with the s106/DoV)

I confirm that my client/s have a local connection to Mid Suffolk in one of the following ways, and I have seen evidence as set out in the box below.

Please tick at least one box [only one connection is required to prove the local connection]

Tick	Local Connection	Evidence
	Buyer/s currently have our only or principal home in the district of Mid Suffolk and have lived there for at least two (2) years.	<ul style="list-style-type: none"> - Utility bills covering the whole period - Evidence from the electoral register - Council tax records
	Buyer/s have a member of our household who has a parent, adult child, brother or sister whose only or principal home is in Mid Suffolk and has been for at least two (2) years.	<ul style="list-style-type: none"> -Details of immediate family, i.e. name, address and relationship to applicant/s -Evidence that the relative lives at the given address for the requisite time -Council tax records.
	Buyer/s are employed in the district of Mid Suffolk at the date of this application and have been continuously so employed for two (2) years.	<ul style="list-style-type: none"> -Payslips -Letter from employer
	<p>Buyer/s previously lived in the district of Mid Suffolk and were resident in the area for either:</p> <p style="padding-left: 40px;">a) Six (6) of the previous twelve (12) months</p> <p style="text-align: center;">Or</p> <p style="padding-left: 40px;">b) Three (3) of the previous five (5) years</p>	<ul style="list-style-type: none"> - Utility bills covering the whole period - Evidence from the electoral register - Council tax records
	<p>Buyer/s requires substantial care from a relative who has lived in the District of Mid Suffolk for at least the last six months</p> <p>Or needs to provide substantial care to a relative who has lived in the District of Mid Suffolk for at least six months</p>	<ul style="list-style-type: none"> -Details of the relative, i.e. name, address and relationship to applicant/s -Evidence that the relative lives at the given address for the requisite time -Council tax records. - Evidence of substantial care need.

Declaration

Signed by Buyer's Conveyancer :

Title/Position :

Full name of Conveyancer :

Date:

[Please print on headed paper or insert details below:]

Firm Name & Address:

Contact details: Telephone number

Email address:

DRAFT

DRAFT CERTIFICATION
PURCHASE OF DISCOUNTED MARKET HOUSING
For completion by a Conveyancer

To: Strategic Housing (strategic.housing@baberghmidsuffolk.gov.uk)

Planning application reference:

On behalf of my client (“the Buyer“), we hereby certify that the property known as [*insert full address*] “the Property” (Land Registry Title Number SK.....) has been purchased on (insert date) and I hereby certify to Babergh/Mid Suffolk* District Council “the Council” that the planning obligations relating to the sale of the Discounted Market Housing as detailed in the S106 Agreement dated (“the S106“) And/or* the Deed of Variation dated (“the DoV“) have been complied with and the buyer is a qualifying person and meets the Eligibility Criteria defined in the S106 and/or* the DoV and has completed the DMS Property Eligibility Declaration Form:

Post-sale

1. Within 14 days of completion of the sale of the Property a notice was sent to the Council on (insert date) stating the purchase price of the Property enclosing a copy of the transfer

Signed by Buyer’s Conveyancer :

Title/Position :

Full name of Conveyancer :

Date:

[Please print on headed paper or insert details below:]

Firm Name & Address:

Contact details: Telephone number: Email address:

*Delete as appropriate