

A range of modern agricultural barns with permitted development for conversion to five dwellings, together with a traditional Suffolk Barn with planning permission for conversion to a single dwelling, in a rural location within Little Blakenham.

Guide Price
£500,000 Freehold
Ref: P6580/J

The Piggeries &
Elm Farm Barn
Somersham Road
Little Blakenham
Suffolk IP8 4NF



Permitted development has been granted for the conversion of this range of barns to create 5 contemporary dwellings with parking and gardens. In addition planning permission has also been granted for the conversion of a traditional Suffolk barn to create a separate 2 bedroom dwelling. The development occupies a site, in total, of nearly an acre (0.39 hectares). Additional land may be available by separate negotiation.

Contact Us



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Suffolk IP13 9DU
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London SW1A 1NS

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Location

The barns will be found in a pleasant, rural location, set along the Somersham Road, and forming part of the small semi-rural hamlet of Little Blakenham. The village itself has a village hall, situated across from the church, and a playingfield. The village is surrounded by farmland but has easy access to the larger villages of Bramford and Claydon, both offering a good range of everyday shopping and recreational facilities as well as primary and secondary schools. There is easy access to the A14 which in turn leads to the county town of Ipswich which is just 2 miles to the east. Ipswich offers a wide range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

The Piggeries

Description

Prior Approval was authorised by Mid Suffolk District Council on 23rd September 2020 for the change of use of former agricultural buildings to residential dwellings. The planning reference is DC/20/03170, a copy of which is included within these particulars.

The approved plans that accompanied the permission provide for the conversion of a range of former piggeries to create five dwellings, comprising a terrace of four essentially identical two bedroom dwellings, together with a separate, detached three bedroom dwelling. Extracts of the approved plans are included within these particulars.

The proposed layout provides for the building to the north of the site to be demolished, referred to as Barn C, on the plans, and a shared driveway installed with parking allocations. To the south of each of the proposed dwellings will be gardens, that overlook the gently rolling countryside beyond.

Elm Farm Barn

Description

Planning Permission and Listed Building Consent was granted by Mid Suffolk District Council on 22nd September 2020 for the change of use and conversion of a curtilage Listed barn from an agricultural building to a residential dwelling. The planning permission and listed building references are DC/20/03150 and DC/20/03151 respectively and copies are included within these particulars.

The approved plans that accompanied the planning permission provide for the conversion of Elm Farm Barn to create a delightful 2 bedroom dwelling arranged over two floors. There is also a driveway and parking to the front of Elm Farm Barn, together with gardens to the side and rear. The vendor intends to dismantle and relocate the adjacent redundant barn within 3 months of the sale completing. Extracts of the approved plans are included within these particulars.

Proposed Accommodation

| Property | Approx GIA | | Notes |
|----------------|------------|--------|---|
| | Sq Ft | Sqm | |
| Elm Farm Barn | 1,452 | 135 | |
| The Piggeries: | | | |
| Unit 1 | 1,331 | 123.68 | Includes Store |
| Unit 2 | 694 | 64.5 | Excluding garage/store of 148 sq ft/13.75 sqm |
| Unit 3 | 694 | 64.5 | Excluding garage/store of 148 sq ft/13.75 sqm |
| Unit 4 | 694 | 64.5 | Excluding garage/store of 148 sq ft/13.75 sqm |
| Unit 5 | 928 | 86.25 | Includes store |
| TOTAL | 5,941 | 552.18 | |

Services

We are advised that mains electricity and water are currently available on site, although prospective purchasers should satisfy themselves in this regard. We assume drainage will be via private treatment plants.

Covenants & Restrictions

The vendors will be including a covenant within the sale contract to state that the development will only comprise 6 dwellings in all, and that the development should be completed within 24 months of the sale completing.

The vendors also intend to remove and relocate the redundant barn beside Elm Farm Barn, which will take place within 3 months of the sale completing.

Fencing

The purchaser will be obliged to install a new boundary fence between points A and B, B and C, and C and D on the enclosed plan within 12 months of the sale completing. The design/style of the proposed fence will be agreed between the vendor and the purchaser, but it will be to a minimum of 6' close boarded fencing for the boundary between points A and B, and post with two rails to incorporate stockproof netting between points B and C, and C and D.

Extent of land being sold & Additional Land

The extent of the land to be sold is as per the indicative red line plan within these sales particulars. Additional land, to the south, may be available by separate negotiation, although any sale of additional land will be accompanied by a covenant stating that it can only be used for amenity or garden purposes and will be subject to the necessary planning change of use if it is to be used as garden land.

Viewing

Please inform the agents of your intention to view the site before attending with sales particulars in hand.

Architects

HAT Projects, Trinity Works, 24 Trinity Street, Colchester, CO1 1JN Tel: 01206 766585 Email: blakenhamfarms@hatprojects.com.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

NOTES

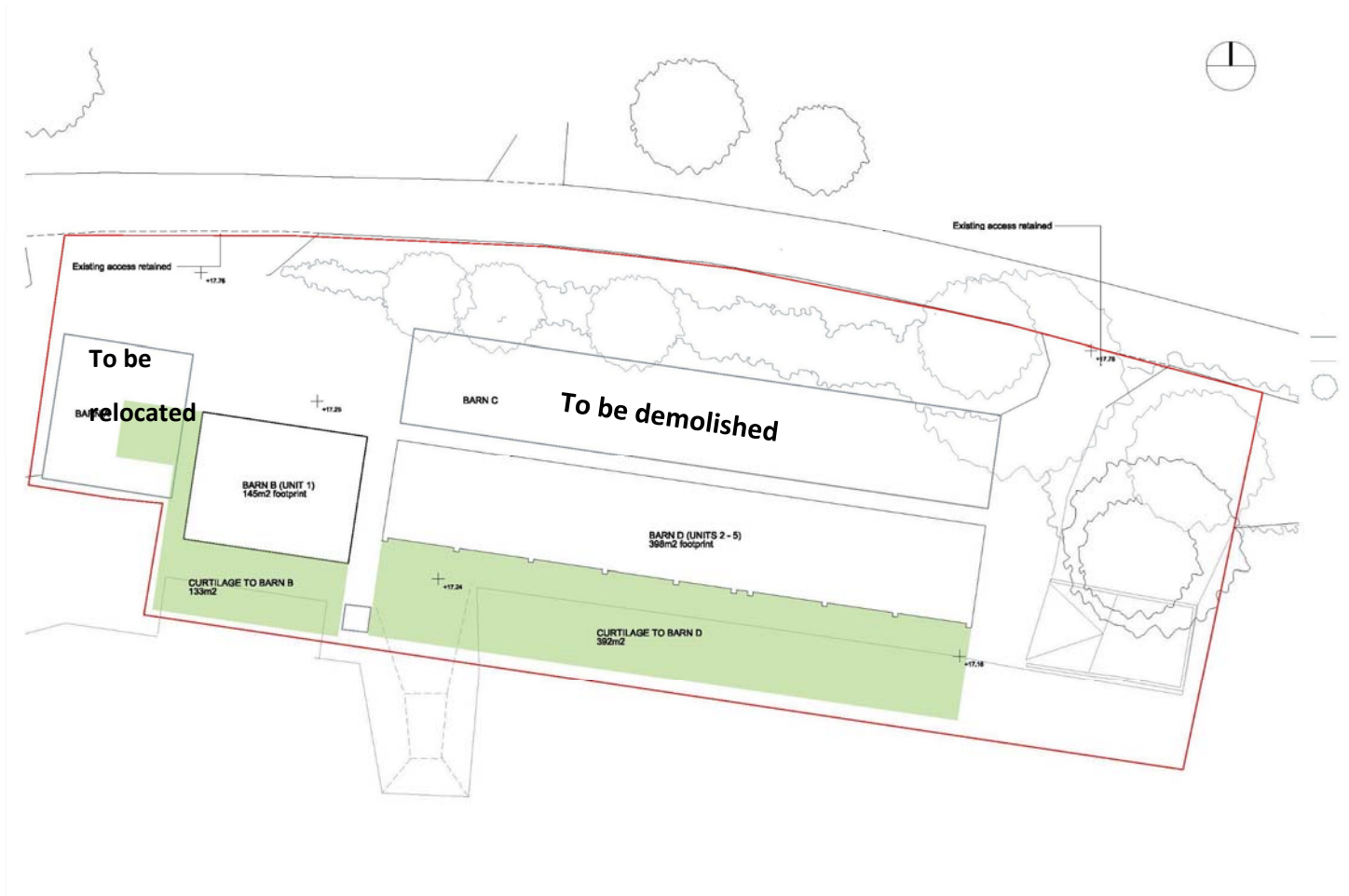
1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

March 2021

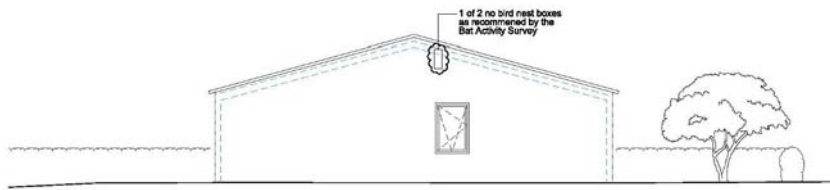
Entire Site Plan — Indicative Only



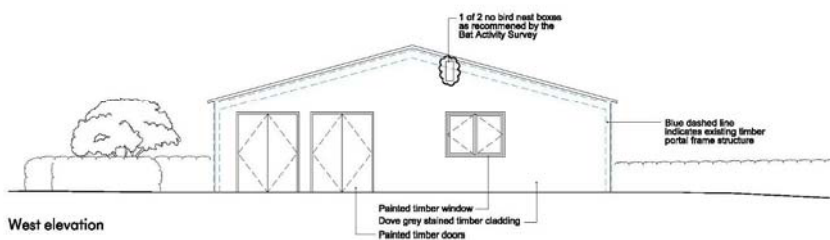
The Piggeries - Proposed Site Plan — Indicative Only



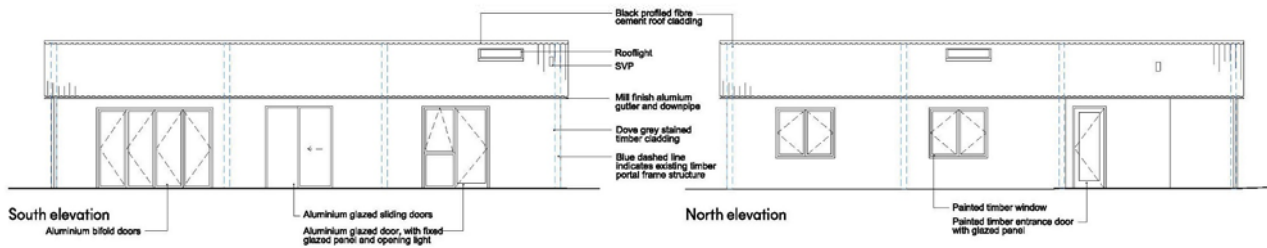
The Piggeries - Unit 1 - Proposed Elevations & Floorplan - Indicative Only



East Elevation

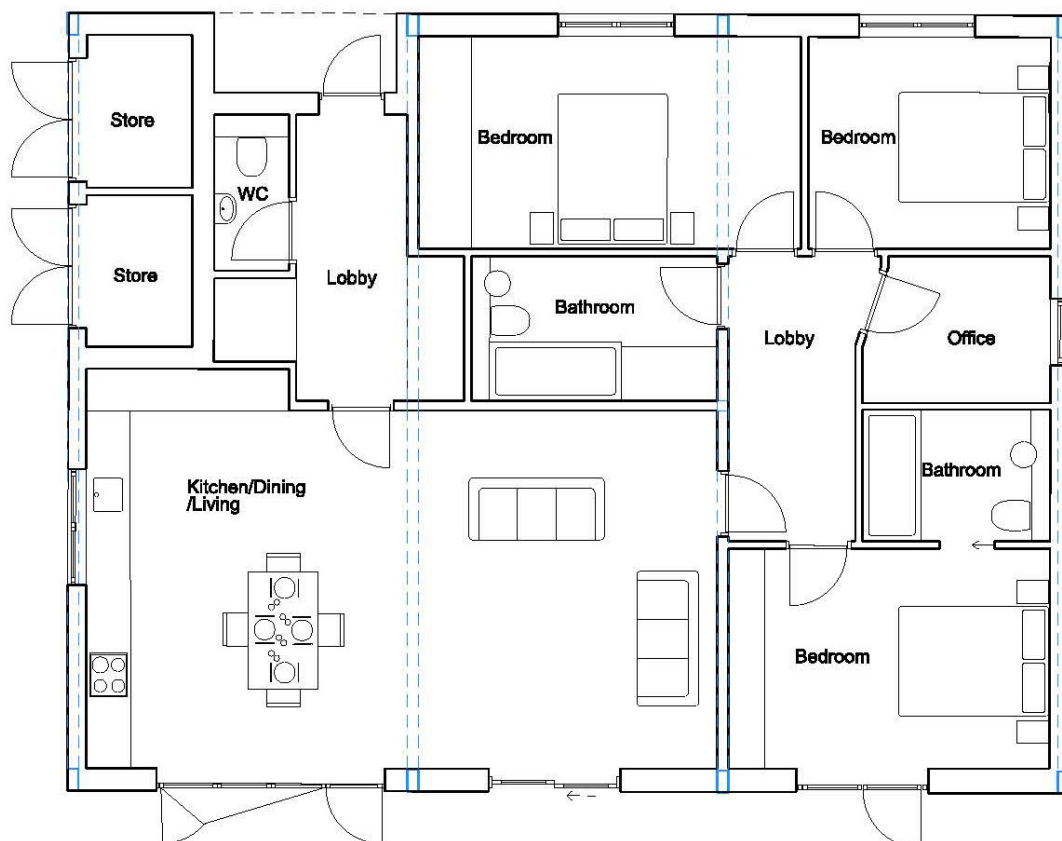


West elevation

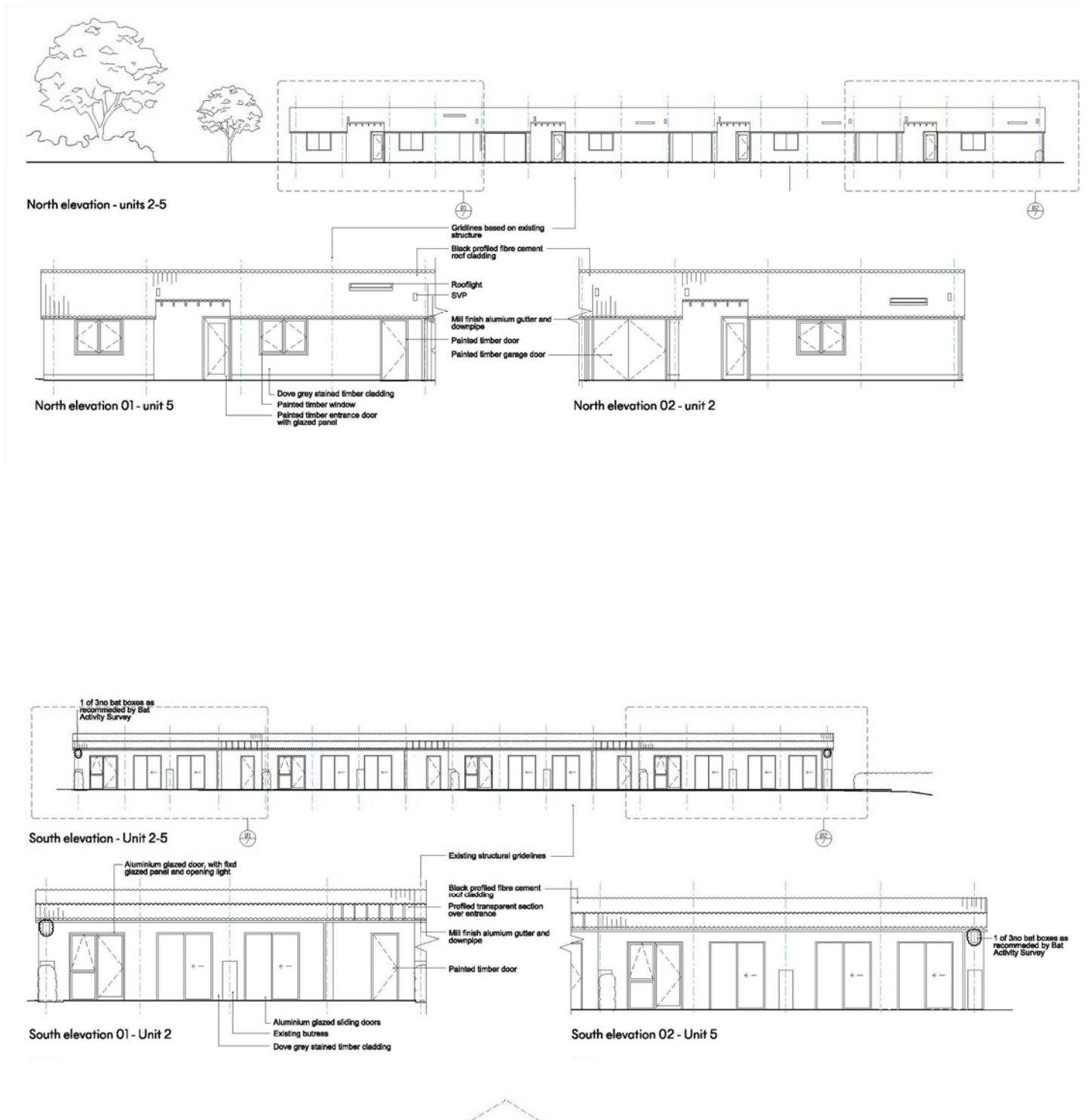


South elevation

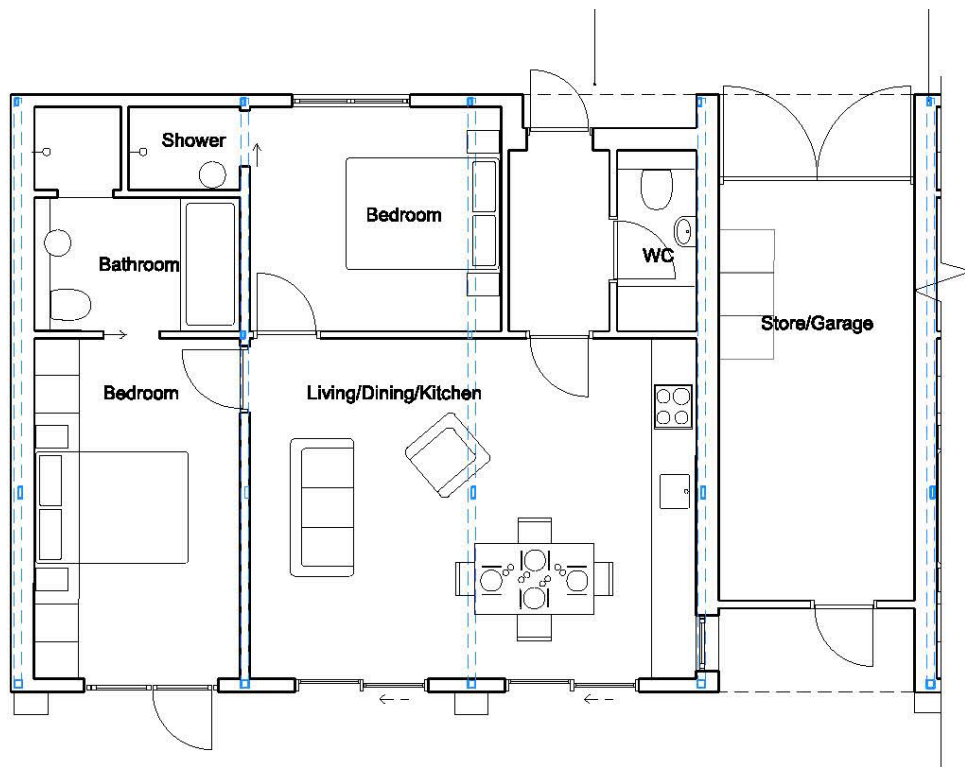
North elevation



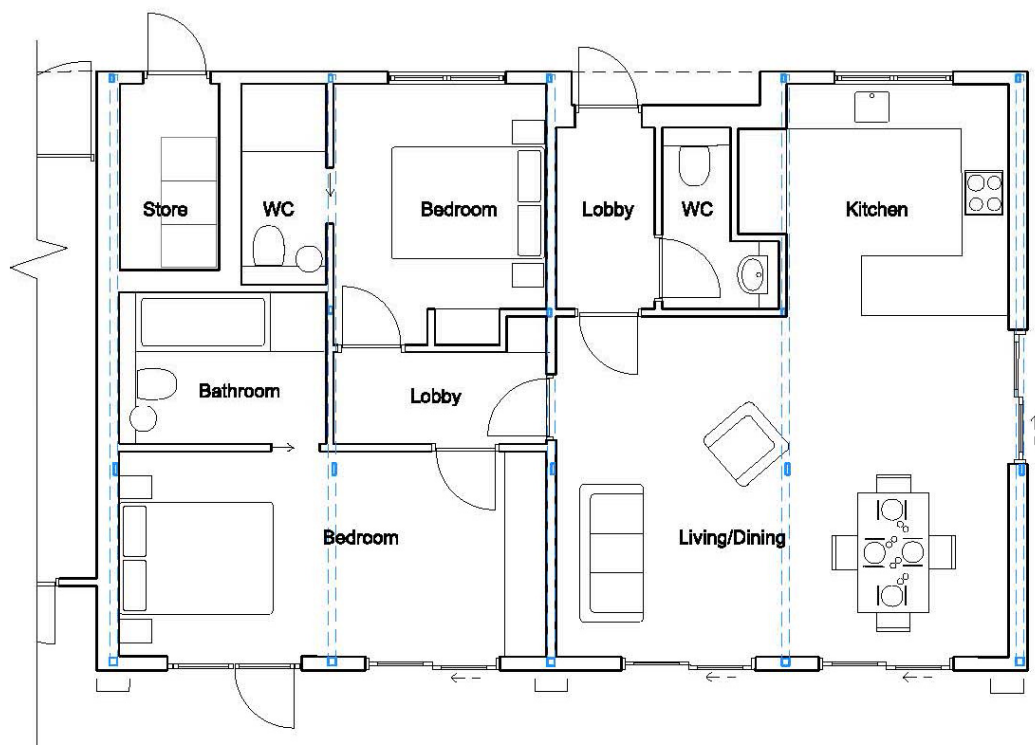
The Piggeries - Units 2-5 - Proposed Elevations - Indicative Only



The Piggeries - Unit 2-5 - Proposed Floorplan - indicative Only

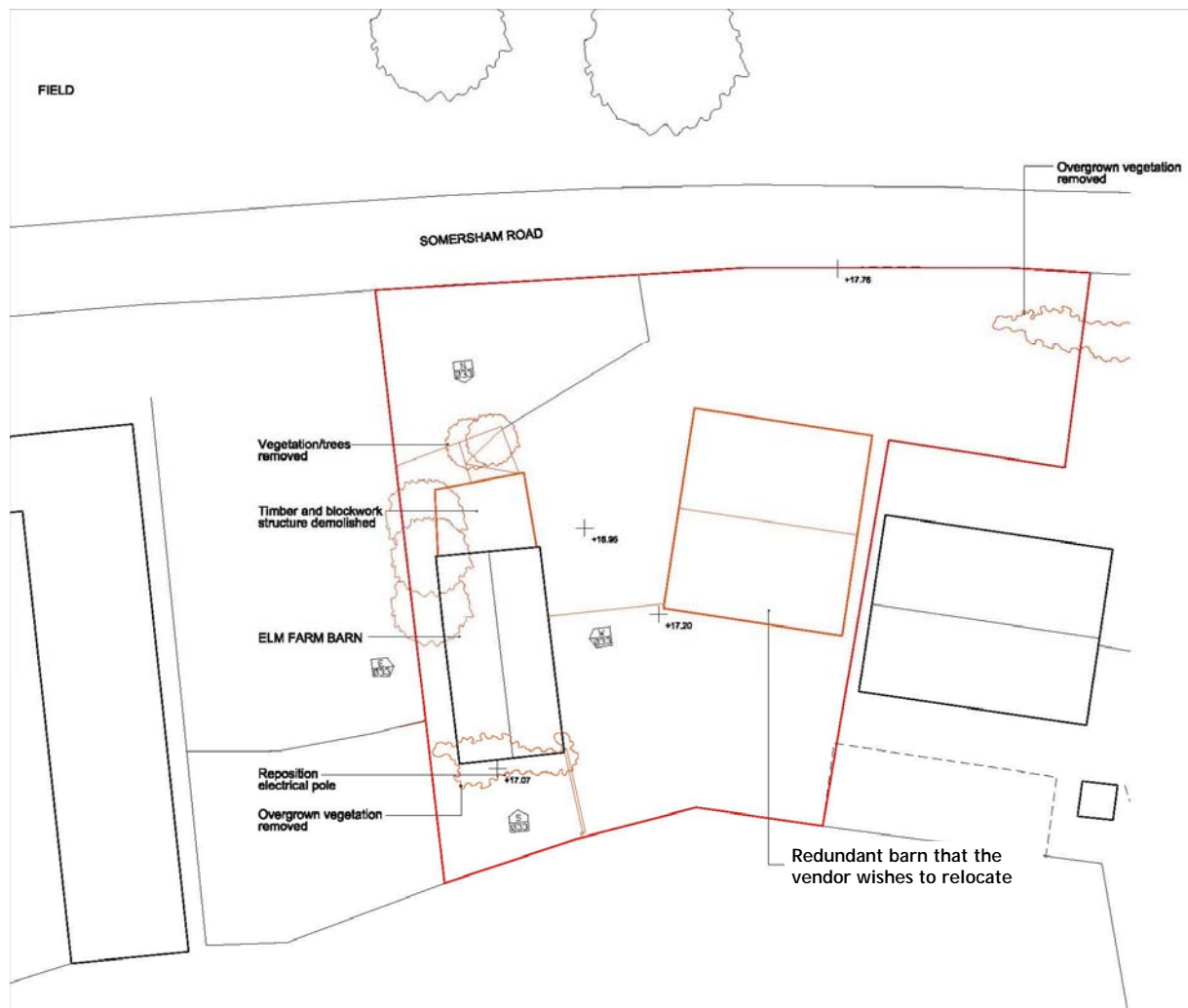


Typical ground floor plan (Units 2, 3 & 4)

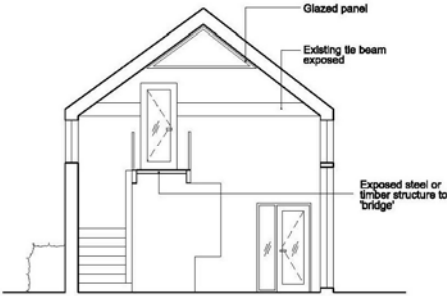
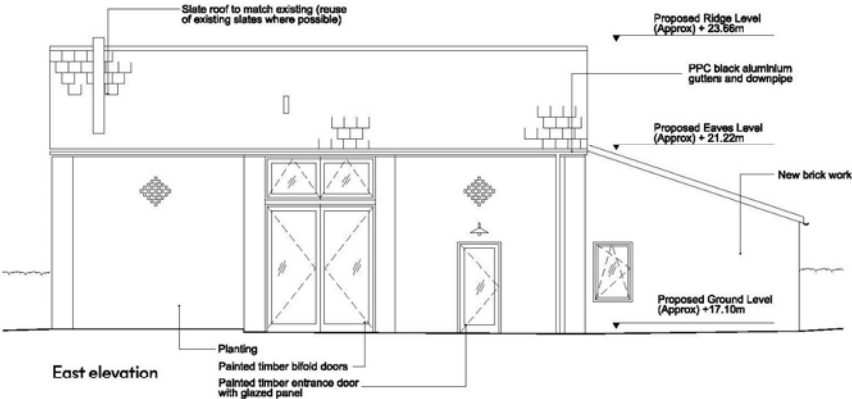
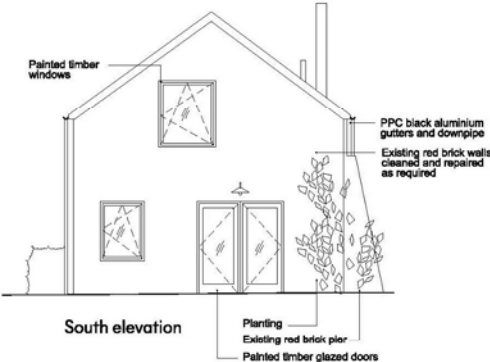
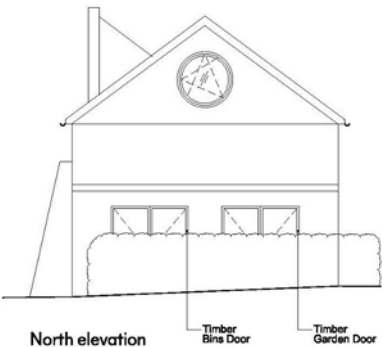
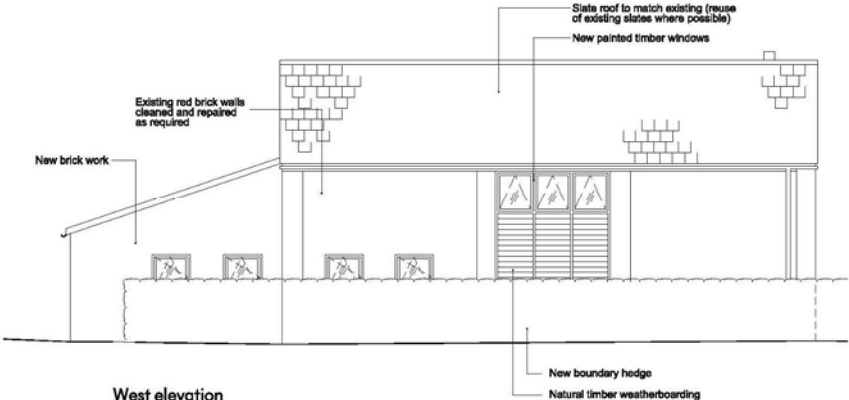


Unit 5 ground floor plan

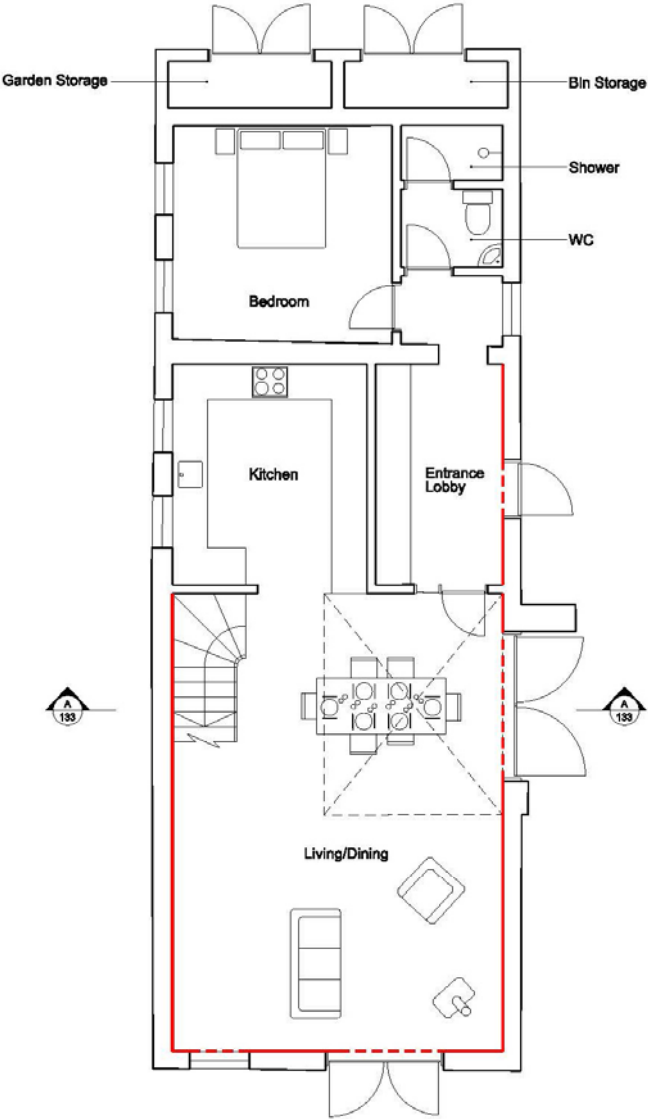
Elm Farm Barn - Proposed Site Plan - Indicative Only



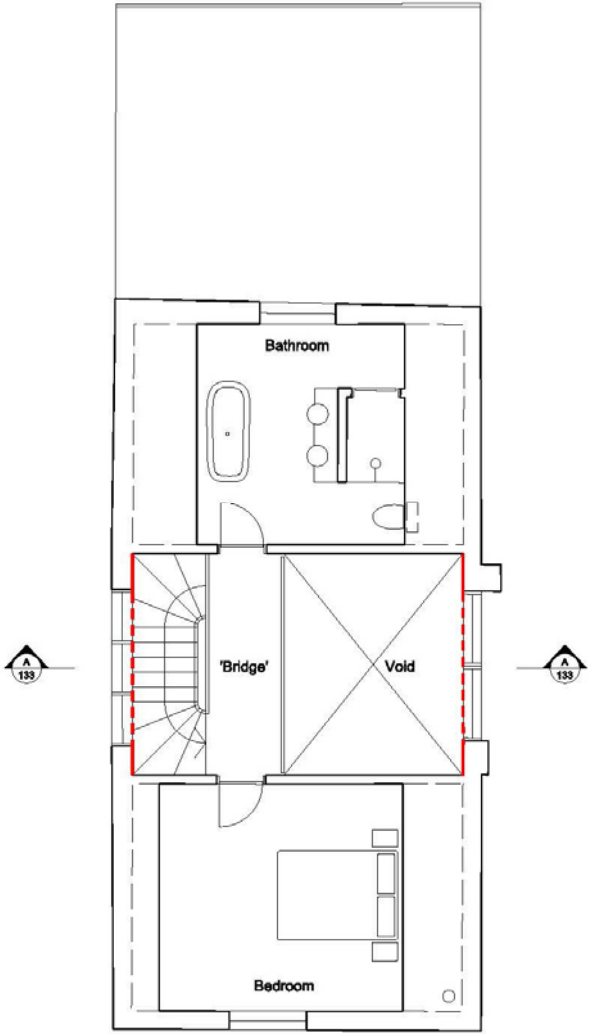
Elm Farm Barn - Proposed Elevations - Indicative Only



Elm Farm Barn - Proposed Floorplan - Indicative Only



Ground floor plan

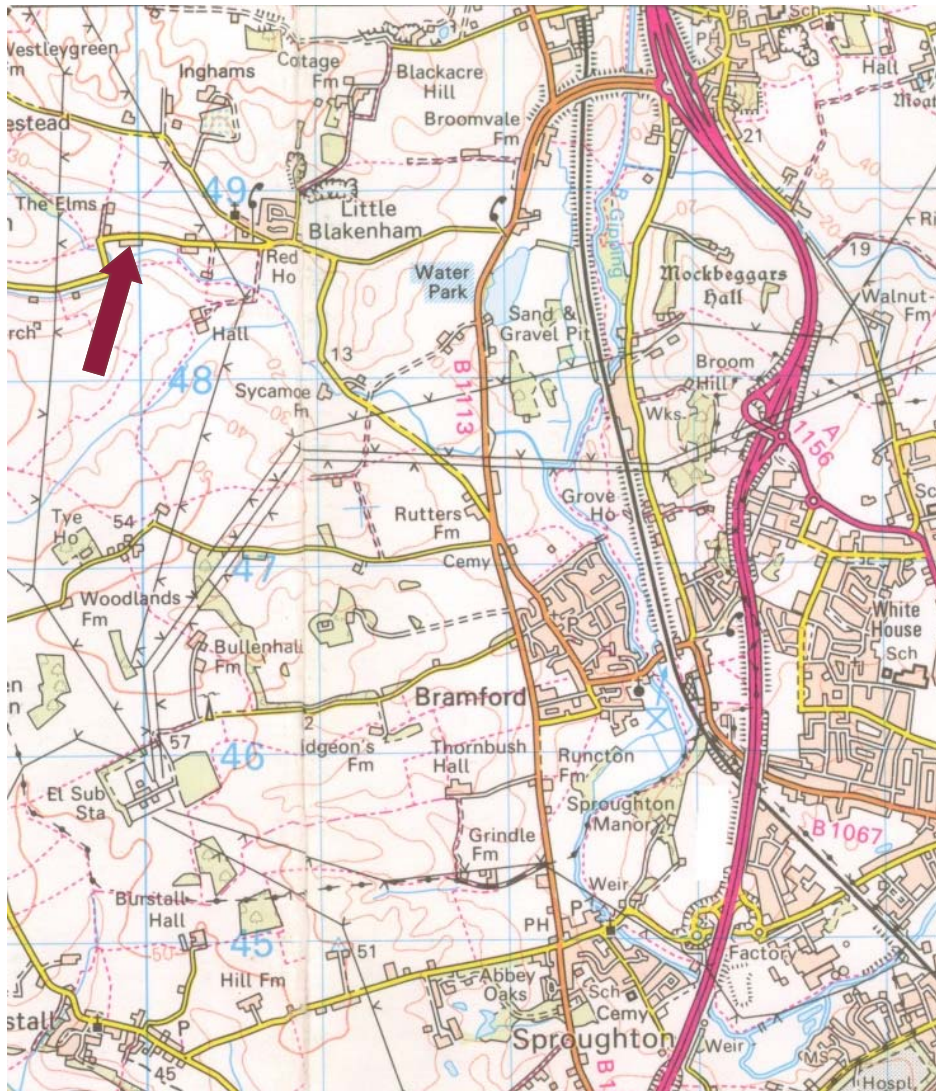


First floor plan



Directions

Proceeding in a northerly direction on the A14 beyond Ipswich, take Junction 52 onto the B1113 where signposted to Bramford and Great Blakenham. At the roundabout take the second left onto the B1113 (Bramford Road). After a approximately half a mile take the second turning on your right onto Pound Lane. Continue along Pound Lane, turning right at the next junction onto Somersham Road. Continue along Somersham Road for just over half a mile where the barns will be found on the left hand side.



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

HAT Projects
Trinity Works
24 Trinity Street
Colchester
CO1 1JN
United Kingdom

Applicant:

Blakenham Farms
C/o Agent

Date Application Received: 28-Jul-20

Application Reference: DC/20/03150

Date Registered: 29-Jul-20

Proposal & Location of Development:

Planning Application. Change of use and conversion of curtilage listed barn from agricultural to 1no residential dwelling.

Barn Adjacent To Elm Farmhouse , Somersham Road, Little Blakenham, Ipswich Suffolk IP8 4NF

Section A – Plans & Documents:

This decision refers to drawing no./entitled 174_EF_1_HAT_PL_001P1 received 28/07/2020 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan 174_EF_1_HAT_PL_001 P1 - Received 28/07/2020

Existing Site Plan 174_EF_1_HAT_PL_010 P1 - Received 28/07/2020

Elevations - Existing 174_EF_1_HAT_PL_033 P2 - Received 28/07/2020

Proposed Site Plan 174_EF_1_HAT_PL_110 P2 - Received 28/07/2020

Floor Plan - Proposed 174_EF_1_HAT_PL_111 P3 - Received 28/07/2020

Elevations - Proposed South & East Elevations 174_EF_1_HAT_PL_133 P3 - Received 28/07/2020

Elevations - Proposed West & North Elevations 174_EF_1_HAT_PL_134 P2 - Received 28/07/2020

Highway Access Plan 1936/02 - Received 28/07/2020

Ecological Survey/Report Bat Activity Survey July 2020 - Received 28/07/2020

Heritage Statement November 2019 Rev A - Received 28/07/2020
Design and Access Statement November 2019 Rev A - Received 28/07/2020
Land Contamination Assessment AEL-4491-SSR-975332 - Received 28/07/2020
Land Contamination Assessment Phase 1 Contamination Assessment JAH/19.349/Phase1 - Received 28/07/2020
Planning Statement - Received 28/07/2020

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Reason - For the avoidance of doubt and in the interests of proper phased planning of the development.

3. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided as shown on Drawing No. 1936/02 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

4. ACTION REQUIRED PRIOR TO USE/OCCUPATION - HIGHWAYS: PROVISION OF PARKING

The building shall not be occupied until the area within the site shown on Drawing No. 174_EF_1_HAT_PL_110 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason - To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

5. ACTION REQUIRED PRIOR TO USE/OCCUPATION - HIGHWAYS: SECURE CYCLE STORAGE

Before the development is occupied details of the areas to be provided for secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason - To promote the use of sustainable travelling alternatives.

6. ACTION REQUIRED PRIOR TO FIRST OCCUPATION OF DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS

Prior to the first occupation of the development details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved, in writing, by the Local Planning Authority. The approved areas shall be provided in their entirety before the development is first occupied and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

7. ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use or first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

8. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Activity Survey (Elite Ecology, July 2020), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason - To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

9. PRIOR TO COMMENCEMENT: BIODIVERSITY ENHANCEMENT STRATEGY

A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason - To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

10. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason - To allow the LPA to discharge its duties under the UK Habitats Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

11. SPECIFIC RESTRICTION ON DEVELOPMENT AND/OR ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT ON DEVELOPMENT BEFORE FURTHER SURVEYS ARE REQUIRED

If the conversion of the barn from agricultural to 1no residential dwelling hereby approved does not commence within 18 months from the date of the bat survey results in the Bat Activity Survey (Elite Ecology, July 2020), the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated.

The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or abundance of bats; and
- ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the conversion of the barn from agricultural to 1no residential dwelling.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason - To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

CS01 - Settlement Hierarchy
NPPF - National Planning Policy Framework
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB03 - Conversions and alterations to historic buildings
HB05 - Preserving historic buildings through alternative uses
H09 - Conversion of rural buildings to dwellings
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
T09 - Parking Standards
T10 - Highway Considerations in Development

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. Environmental Health at the District Councils should be contacted in the event of unexpected ground conditions / contamination being encountered during construction. The developer should be aware that the responsibility for the safe development of the site lies with them at all times.

3. **Highways Note**

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager should be contacted on Telephone: 0345 6066171. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: DC/20/03150

Signed: Philip Isbell

Dated: 22nd September 2020

Chief Planning Officer

Sustainable Communities

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.