

A traditional Suffolk barn, together with outbuildings, benefitting from pp for conversion to a four-bedroom dwelling, with annexe of over 4,500 sq ft, on a site of nearly half an acre, in the well regarded village of Stonham Aspal.

Guide Price
£275,000 Freehold
Ref: P7285/J

Red House Barn
Mickfield Road
Stonham Aspal
Suffolk
IP14 5LT



Planning permission has been granted to convert a traditional Suffolk barn with outbuildings to create an impressive four bedroom dwelling, together with annexe, courtyard garden, garaging and gardens on a site of approximately 0.4 acres (0.16 hectares) in all.

Contact Us



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Location

The barns are set along the Mickfield Road, a short distance to the north of the centre of the well regarded village of Stonham Aspal. Stonham Aspal benefits from a primary school, village hall and tennis club. It is also home to the well renowned Stonham Barns, which offers a range of shops, cafes and businesses, a post office, golf driving range, owl sanctuary, hairdressers and beauticians. Stonham Aspal is ideally located for commuters, being fewer than 2 miles from the A140 and, from there, just under 5 miles from the A14. It is 34 miles from Norwich and 12 miles from the centre of the county town of Ipswich where there are all day-to-day shopping facilities, along with national stores, supermarkets and rail services. Further direct rail services to London's Liverpool Street Station can be found at the nearby market town of Stowmarket, which is just over 6 miles from the property, and boasts an array of supermarkets including Asda, Tesco, Lidl and Aldi. The thriving village of Debenham is approximately 3 miles from the property and has a small supermarket, butchers, post office, café, public house, leisure centre and well regarded high school. Within 24 miles of the property is the Heritage Coast with destinations such as Aldeburgh and Southwold.

Description

Planning permission was granted by Mid Suffolk District Council on 22nd February 2023 - reference DC/22/04978 - for the change of use of buildings and land to create one residential dwelling with car port. A copy of the planning permission is included within these particulars together with extracts of the consented plans.

The consented plans provide for an impressive dwelling of over 4,500 sq ft (418 sqm), with the accommodation comprising an entrance hall leading through to a semi open plan kitchen/dining room arrangement together with access to a courtyard garden, living room, snug and ground floor guest bedroom with en-suite shower room. On the first floor there will be a principal bedroom with dressing room and en-suite shower room, two further double bedrooms and a bathroom. In addition the planning permission provides for annexe accommodation that will comprise an open plan kitchen, dining and living room, together with bedroom and en-suite bathroom. This accommodation would be of use to a dependent relative, or could be used as a holiday or longer term let, generating income, subject to the necessary consents.

Externally, it is planned that the barn will be finished in a sympathetic yet contemporary fashion, with a mixture of clay pantile, slate and grey zinc roofing, together with black-stained timber weather boarding and grey-stained windows.

Outside the plans provide for a parking and turning area immediately to the front of the barn together with access to a three bay cart lodge with secure garden store. The gardens and grounds will be located to the front of the barns, which will enjoy the sun during the morning and into the afternoon.

Services

We understand that electricity is already connected to the site. A new mains water connection will need to be installed, and we understand that a mains supply is available in the public highway. We understand that drainage is currently shared with Red House Farm, but a new owner will be obliged to install a new, independent treatment plant on site. However, interested parties should satisfy themselves by carrying out their own investigations with regard to the availability and capacity of services.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 123 4000 or planningyellow@baberghmidsuffolk.gov.uk.

Architects

The architects involved with the project to date are Peter Wells Architects, Ferry Quay House, Ferry Quay, Woodbridge, Suffolk IP12 1BW; Tel: 01394 799299. Email: info@peterwellsarchitects.co.uk.

Community Infrastructure Levy (CIL)

We understand that there is no Community Infrastructure Levy (CIL) payable. Any detailed enquiries relating to CIL should be referred to the local planning authority, Mid Suffolk District Council; infrastructure@baberghmidsuffolk.gov.uk.

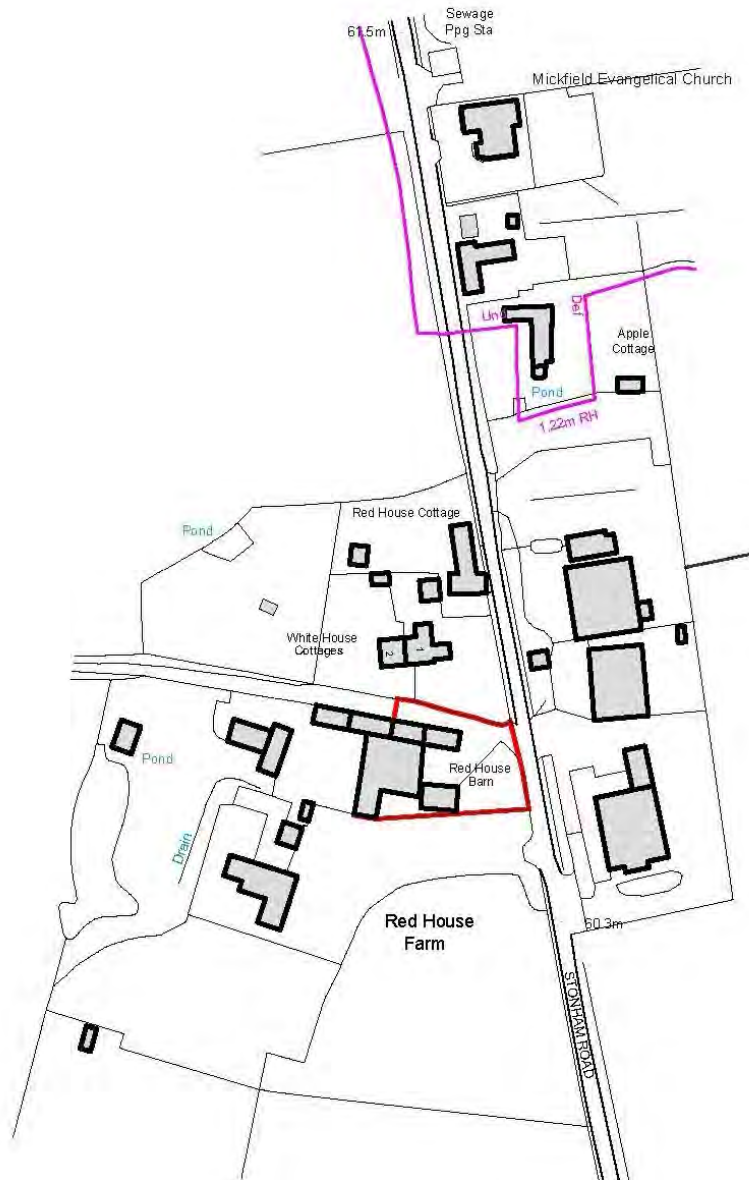
Viewing

Strictly by appointment with the selling agent.

Site Plan - Indicative Only



Location Plan - Indicative Only

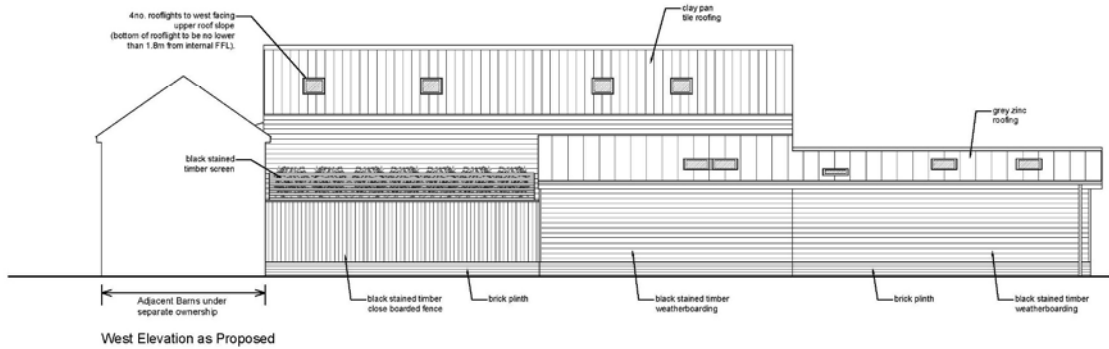
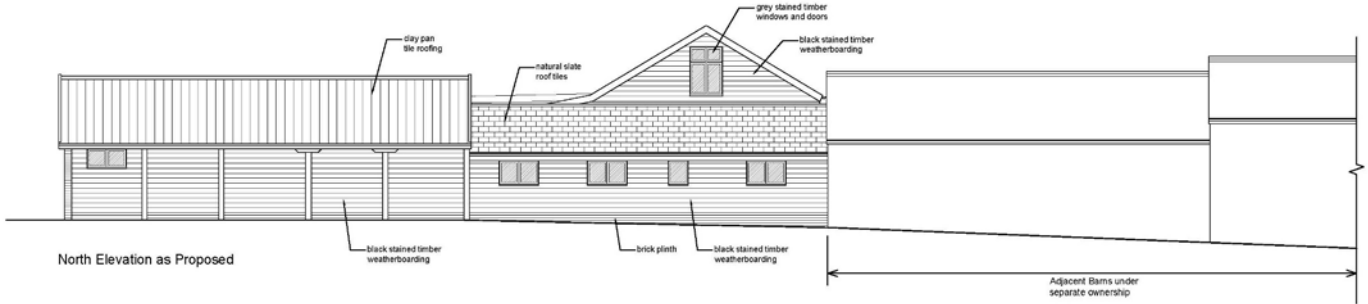
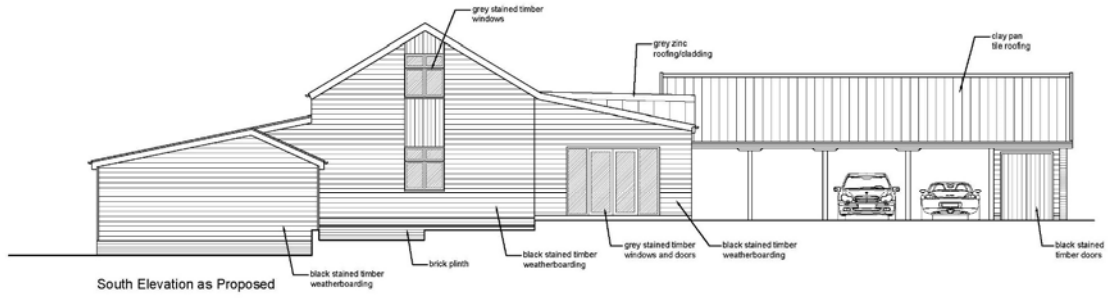
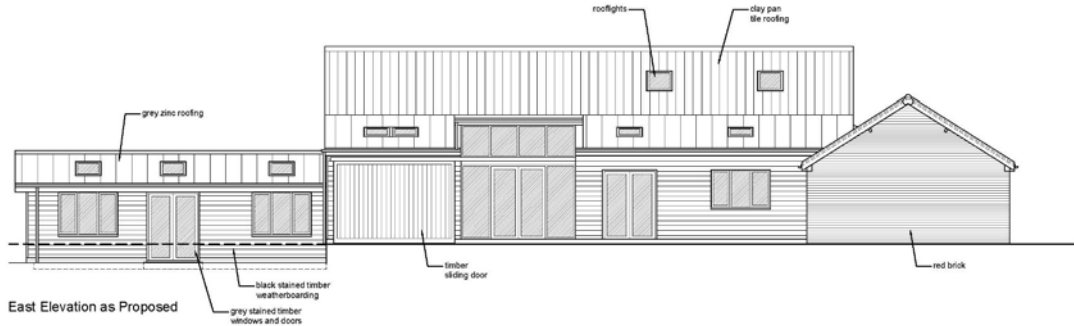


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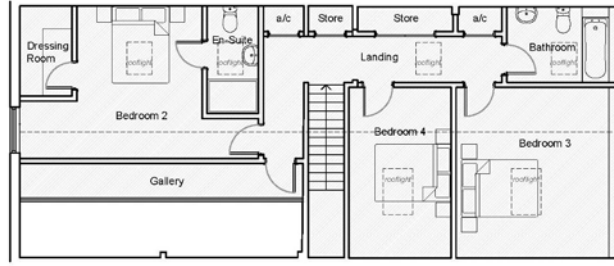
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent 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. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. It is believed that part of the barn may be clad in asbestos. An asbestos survey has not been commissioned and the buyer will be responsible for the removal of all asbestos on site.
4. We understand that access to the rear of the barn, via Red House Farm, is permitted for the purposes of maintaining the rear wall/border.
5. We understand that Red House Farm, the local farm and the two neighbouring cottages have a right of access over the driveway.
6. We are advised that the internal wall on the rear courtyard is in the ownership of Red House Farm.

March 2024

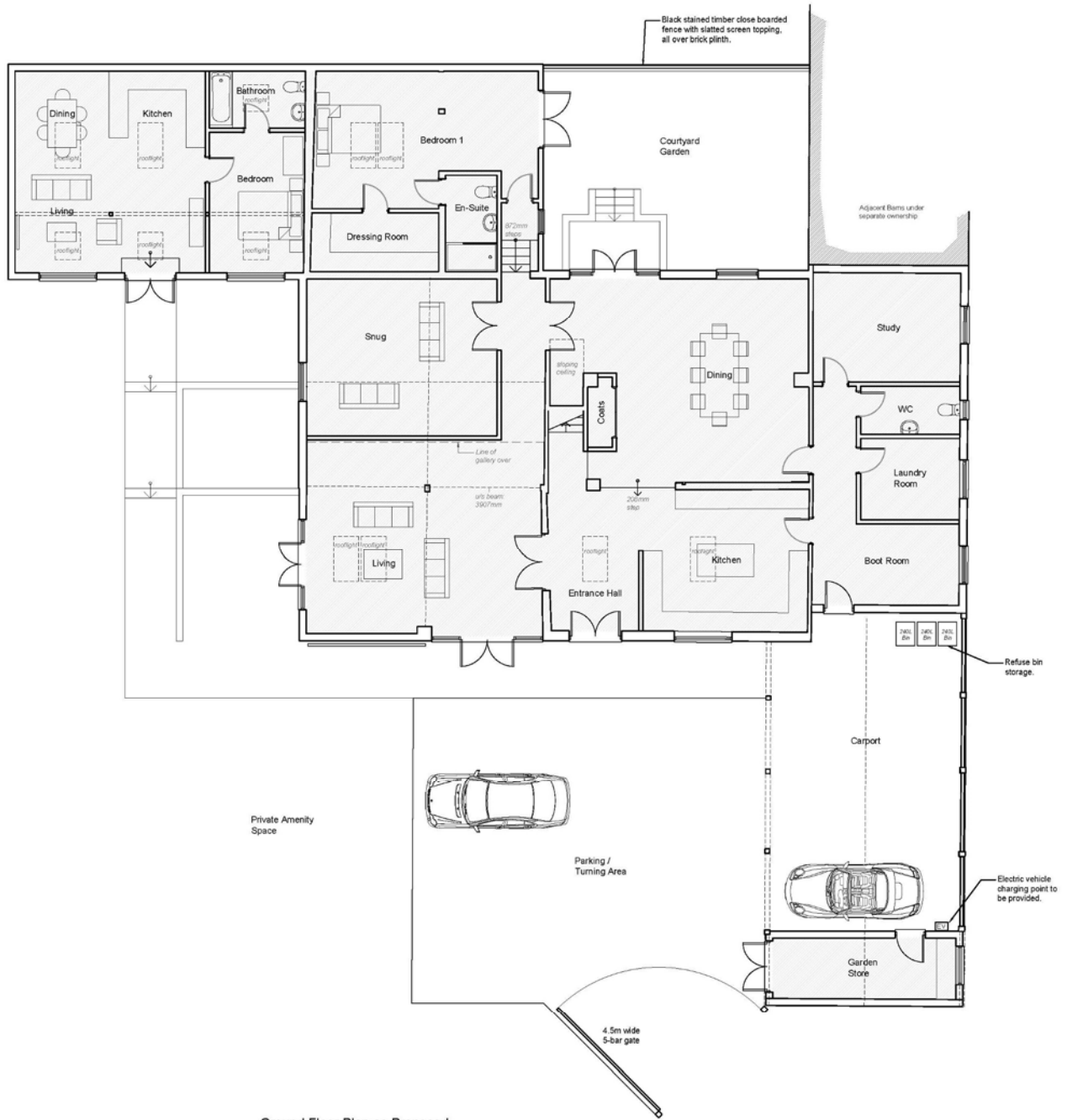
Proposed Elevations



Proposed Floorplan - Indicative Only



First Floor Plan as Proposed



Ground Floor Plan as Proposed
 Total Proposed g.i.f.a = 429.63sqm [4624sqft]





PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990 THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Correspondence Address:
Peter Wells Architects Limited
Ferry Quay House
Ferry Quay
Woodbridge
IP12 1BW
United Kingdom

Applicant:
Mrs Sayer and Bensly
Green Farm Barn
The Green
Monk Soham
Stowmarket
IP13 7EZ

Date Application Received: 06-Oct-22
Date Registered: 26-Oct-22

Application Reference: DC/22/04978

Proposal & Location of Development:

Full Planning Application - Change of use of buildings/land to 1no. residential dwelling with carport

Red House Barn, Mickfield Road, Stonham Aspal, Stowmarket Suffolk IP14 5LT

Section A – Plans & Documents:

This decision refers to drawing no./entitled PW1275-PL01 received 06/10/2022 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 PW1275-PL01 - Received 06/10/2022
Existing Plans and Elevations PW1275-PL02 - Received 06/10/2022
Proposed Plans and Elevations PW1275-PL03 REV A - Received 06/10/2022
Proposed Site Plan PW1275-PL04 REV A - Received 06/10/2022
Design and Access Statement and Heritage Impact Assessment PW1275 - Received 06/10/2022
Preliminary Ecological Appraisal Liz Lord Ecology 1773 - Received 06/10/2022
Land Contamination Assessment PW1275_EPO1 - Received 26/10/2022
Land Contamination Questionnaire - Received 06/10/2022
Noise Impact Assessment R1.26.1.23 - Received 30/01/2023
Land Contamination Assessment Stage 1 IE22/074/SITI - Received 26/10/2022

Odour Assessment 6337r1 - Received 30/01/2023

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. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E and H and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):-
- no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out, - no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected, except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

Prior to the commencement of the conversion, precise details of the manufacturer and types and colours of the external facing and roofing materials to be used shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

5. SPECIFIC RESTRICTION ON DEVELOPMENT: DEMOLITION OF BUILDING

The outbuilding to the south shown on the approved site plan for demolition shall be demolished prior to the commencement of works to convert the buildings.

Reason - To ensure the potential for a conflict of uses is removed from the site and that sufficient amenity space is provided for the approved dwelling and in the interests of visual amenity and the character and appearance of the area.

6. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: LANDSCAPING SCHEME

Prior to the commencement of the conversion works, a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity and the character and appearance of the area.

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. SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION RESTRICTION

This permission shall only authorise the use and occupation of the accommodation for purposes incidental and ancillary to the principal dwelling known as Red House Barn and does not permit the use of the accommodation for a separate household.

Reason - The proposed annexe constitutes a physically separate unit of dwelling accommodation which would not be acceptable under the established policies of Local Plan and NPPF and having regard to its particular relationship with the principal dwelling and the potential for noise, activity and disturbance detrimental to the amenity of that principal dwelling were the development to be occupied as an unrelated dwelling.

9. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CONTAMINATION

No development shall take place until;

1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.
2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.
3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.
4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.
5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors. This condition is required to be agreed prior to the commencement of any development to ensure health and safety is secured early for both development and its construction including the health of all workers during all phases of construction. If agreement was sought at any later stage there is an unacceptable risk to health and safety.

10. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Liz Lord Ecology, October 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the precautionary methods of working which avoids impact on European Protected Species.

This will 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 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).

11. ACTION REQUIRED PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT LAYOUT

Prior to occupation of the hereby approved dwelling, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Liz Lord Ecology, October 2022) shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

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

12. ACTION REQUIRED PRIOR TO OCCUPATION: HIGHWAYS - BOUND ACCESS

Prior to the development hereby permitted being first occupied, the existing access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

13. SPECIFIC RESTRICTION ON DEVELOPMENT: HIGHWAYS - GATES

Gates to the access shall be set back a minimum distance of 5 metres from the public highway and shall not open towards the highway.

Reason - To avoid unacceptable safety risks and traffic delay arising from vehicles obstructing the public highway while the obstruction is removed or replaced by enabling vehicles to clear the highway while this is done.

14. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: HIGHWAYS - PARKING AND EV CHARGING

The hereby approved dwelling shall not be occupied until the area(s) within the site shown on Drawing No. PW1275-PL03 Rev. A for the purposes of manoeuvring and parking of vehicles including EV charging points 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 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 and promote sustainable modes of travel.

15. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: HIGHWAYS - CYCLE STORAGE

The hereby approved dwelling shall not be occupied until the area(s) within the site shown on Drawing No. PW1275-PL03 Rev. A for the purposes of secure cycle storage has been provided and thereafter the area(s) shall be retained, maintained, and used for no other purposes.

Reason - To ensure that sufficient areas for secure cycle storage are provided in accordance with Suffolk Guidance for Parking (2019) to promote sustainable travel.

16. ACTION REQUIRED PRIOR TO OCCUPATION: HIGHWAYS - BIN STORAGE AND PRESENTATION

Before the development is occupied details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins 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 occupied and shall be retained thereafter for no other purpose.

Reason - To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

17. SPECIFIC RESTRICTION ON DEVELOPMENT: RESTRICTION ON CONSTRUCTION TIMES

All construction and demolition activities shall be limited to:
0730-1800 Mon-Fri,
0800-1300 Sat,
with no working on Sundays or Public Holidays.
These times include deliveries to and collections from site.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

18. ACTION REQUIRE IN ACCORDANCE WITH SPECIFIC TIMETABLE: NOISE INSULATION SCHEME

Prior to commencement of the conversion works, a scheme of sound insulation for the proposed barn conversion shall be submitted to and approved in writing by the local planning authority. The scheme shall detail measures to confirm that both internal and external noise levels contained within British Standard 8223: 2014 "Guidance on Sound Insulation and Noise Reduction for Buildings" will be achieved.

Reason - To ensure the acceptable internal noise levels are met in accordance with the noise assessment.

19. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: NOISE VALIDATION REPORT

Prior to first occupation of the hereby approved dwelling, the applicant shall;

- Provide confirmation that any mitigation measures proposed, have been installed as per the scheme already approved.
- Undertaken post construction/installation noise measurements by a suitably qualified independent individual which are to be submitted to the LPA to clearly demonstrate that the mitigation achieves the required levels of sound reduction for the dwelling.
- Should the post testing and measurements demonstrate that the mitigation does not accord to the agreed levels, there shall be no occupation of the dwellings until such time as a further mitigation scheme is submitted to and agreed in writing by the LPA.

Reason - To ensure the acceptable internal noise levels are met in accordance with the noise assessment and sound insulation scheme.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
 NPPG-National Planning Policy Guidance
 GP01 - Design and layout of development
 FC01 - Presumption In Favour Of Sustainable Development
 FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
 H15 - Development to reflect local characteristics
 H16 - Protecting existing residential amenity
 H17 - Keeping residential development away from pollution
 T09 - Parking Standards
 T10 - Highway Considerations in Development
 CL08 - Protecting wildlife habitats
 H09 - Conversion of rural buildings to dwellings
 CS01 - Settlement Hierarchy
 CS02 - Development in the Countryside & Countryside Villages
 CS05 - Mid Suffolk's Environment

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.
 - o Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
 - o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
 - o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
 - o Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
 - o Any works to a main river may require an environmental permit
3. There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- Local Planning Authority
- Environmental Services
- Building Inspector
- Environment Agency

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team.

4. The granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates. These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

To apply to carry out work on the Public Right of Way or seek a temporary closure, visit <http://www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way/> or telephone 0345 606 6071.

To apply for structures, such as gates, on a Public Rights of Way, visit <http://www.suffolkpublicrightsofway.org.uk/home/land-manager-information/> or telephone 0345 6066071.

5. Highways Note

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 must be contacted on Tel: 0345 606 6171.

For further information go to:
<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/>
 or:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

County Council drawings DM01 - DM14 are available from:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

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.

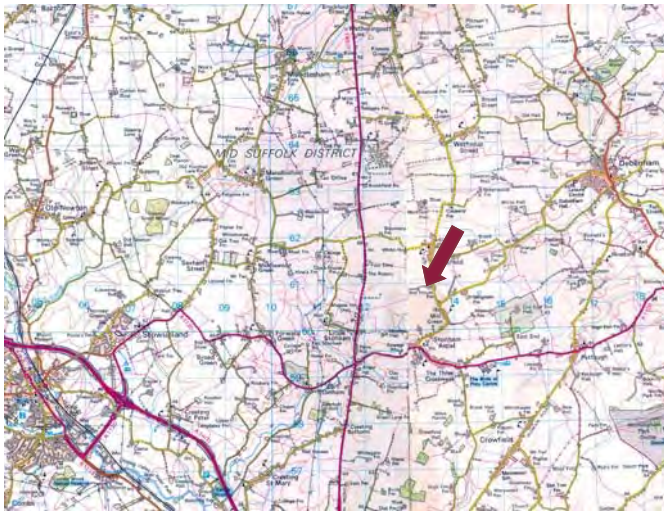
Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex 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](http://www.babergh.gov.uk/cil) and [CIL in Mid Suffolk](http://www.midsuffolk.gov.uk/cil) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: DC/22/04878

Signed: Philip Isbell

Dated: 22nd February 2023

Chief Planning Officer
 Sustainable Communities



Directions

Heading in an easterly direction on the A1120 from the A140, turn left upon entering the village of Stonham Aspal where signposted towards Mill Green. Continue along this road for approximately half a mile, bearing left where the road forks and the entrance to the site will be found a short way along on the left hand side.

For those using the What3Words app: /// tornado.parked.eternity



Need to sell or buy furniture?

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