

A central village building plot with planning permission for a self-build three bedroom bungalow with garage in Bedfield.

Guide Price
£175,000 Freehold
Ref: P7596/J

Building Plot at
Lodge Cottages
Southolt Road
Bedfield
Suffolk IP13 7HH



A building plot extending to approximately 0.22 acres (0.09 hectares) with planning permission for the construction of a self-build bungalow of nearly 1,300 square feet (118 square metres) offering entrance hall, open plan kitchen and dining room, sitting room and utility room. Principal bedroom with en-suite shower room, two bedrooms and a bathroom. Garage and driveway. Gardens to front and rear.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The plot will be found along Southolt Road and close to the centre of the popular rural village of Bedfield. The village benefits from a well regarded primary school, which forms part of the St Edmundsbury & Ipswich Diocesan Trust. There is also a playing field with cricket pitch. Further facilities can be found in the historic market town of Framlingham, which lies approximately 4 miles to the south-east. Here there are schools in both the state and private sectors. There are also a number of excellent pubs and restaurants, as well as other shops and businesses. The large village of Debenham lies approximately 4½ miles to the south-west and offers further facilities including a medical practice, small Co-op supermarket and one of the most highly regarded high schools in East Anglia. The county town of Ipswich lies about 17 miles to the south. From here there are direct rail services to London's Liverpool Street station, which take just over the hour. Bedfield also has a community bus which goes to Framlingham, Stowmarket, Diss, Bury St Edmunds and Norwich. Suffolk's Heritage Coast is about 20 miles to the east, with links to Aldeburgh, Southwold and Orford.

Description

Planning permission was granted by Mid Suffolk District Council on 12th March 2025 (Reference DC/24/05551) for the construction of a self-build dwelling with detached garage. A copy of the planning permission, together with extracts of the consented plans, is included within these particulars.

The planning permission provides for the construction of a spacious, detached bungalow, that extends to approximately 1,270 square feet (118 square metres) in all. The proposed accommodation comprises an entrance hall, an open plan kitchen/dining room with bi-fold doors opening onto the westerly facing rear garden, a sitting room and utility room. In addition, there is the principal bedroom with en-suite shower room, two further bedrooms (although one of these could be utilised as a study if required) and a bathroom.

Outside the property will be accessed from the shared driveway that currently serves Lodge Cottages. This will lead to a block paved driveway and garage to the side and rear of the property. In addition, there will be a good size garden to the front of the property together with a private, westerly facing garden at the rear.

The drawings that accompanied the planning permission depict a design in a traditional Suffolk vernacular but with contemporary styling, to include red facing brickwork in conjunction with grey vertical boarding of the elevations, under a pitched slate roof. It is also proposed that the windows and doors will be in a dark grey colour.

Community Infrastructure Levy

Community Infrastructure Levy (CIL) is payable and this was set at £23,224.17 on 13th March 2025 (reference LN00008242). However, on the basis that the plot is purchased by a self-builder/owner occupier, then we understand that exemption from CIL may be available. Any detailed enquiries relating to CIL should be referred to the Local Planning Authority, Mid Suffolk Council; email - infrastructure@babberghmidsuffolk.gov.uk; Tel: 01449 724563.

Purchaser Obligations

Prospective purchasers should note that the area being sold includes the shared driveway arrangement, over which neighbouring properties have a right of way, subject to contributing to the upkeep of the drive.

Services

We understand that mains water and drainage are available in the public highway, and that electricity is available overhead. However prospective purchasers will need to satisfy themselves in relation to the location and capacity of services.

Viewing

Strictly by prior appointment with the agents and thereafter at any time with particulars in hand.

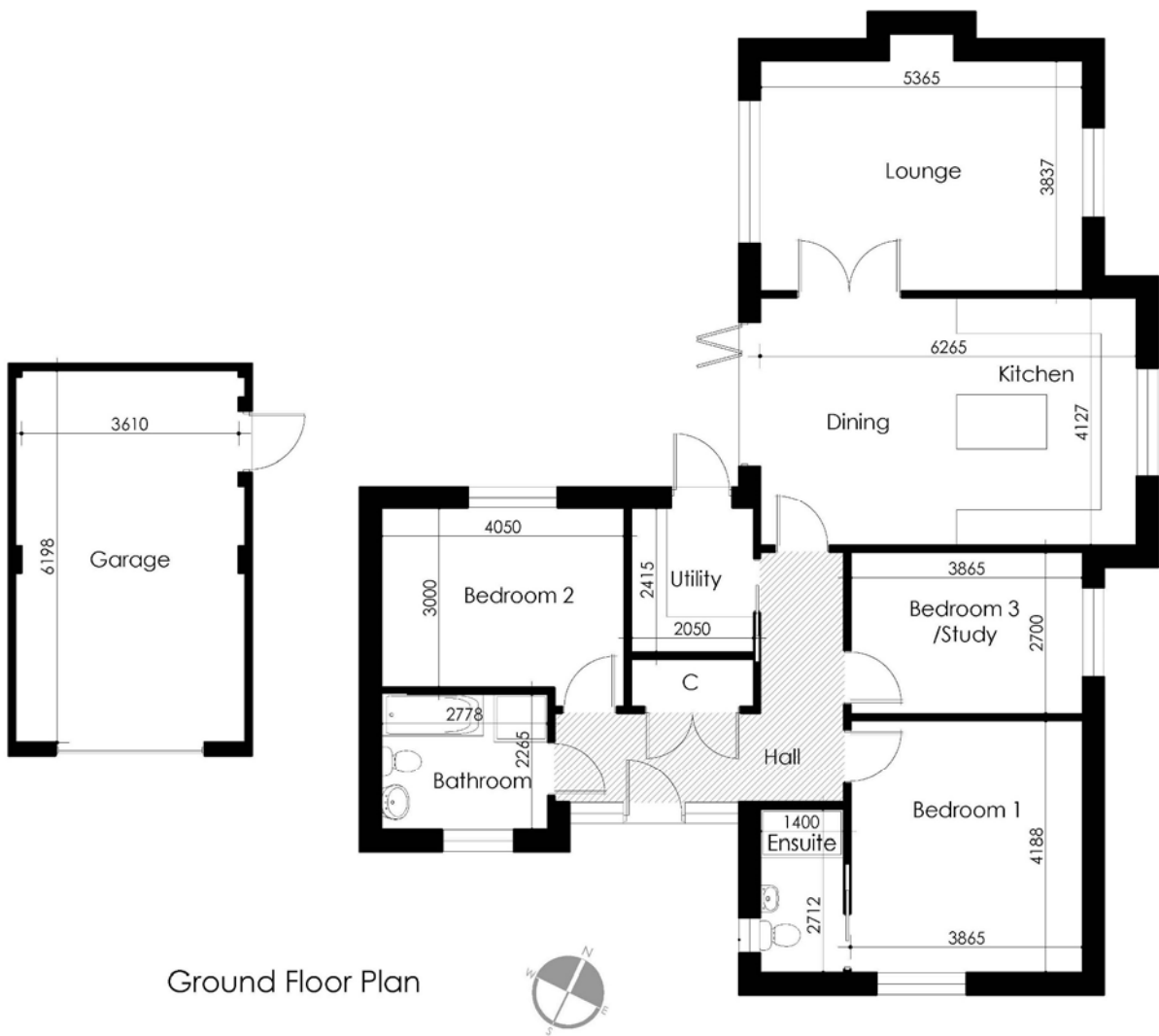
Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

Site Plan - Indicative Only



Floorplan - Indicative Only



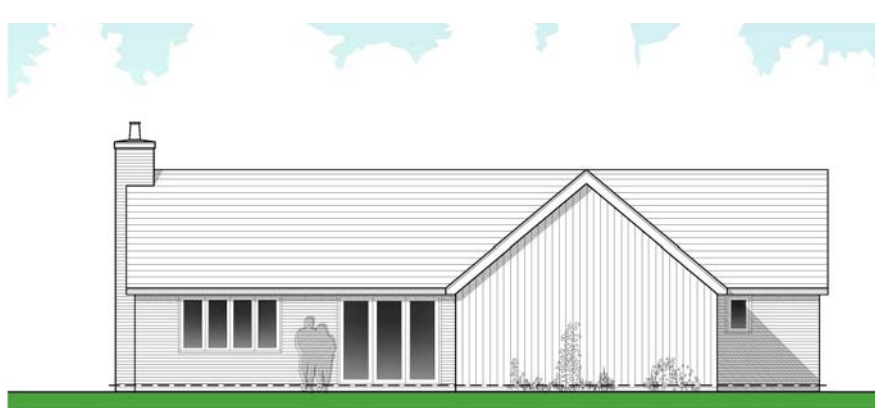
Garage Elevations - Indicative Only



Proposed Elevations - Indicative Only



Front Elevation - se



Side Elevation - sw



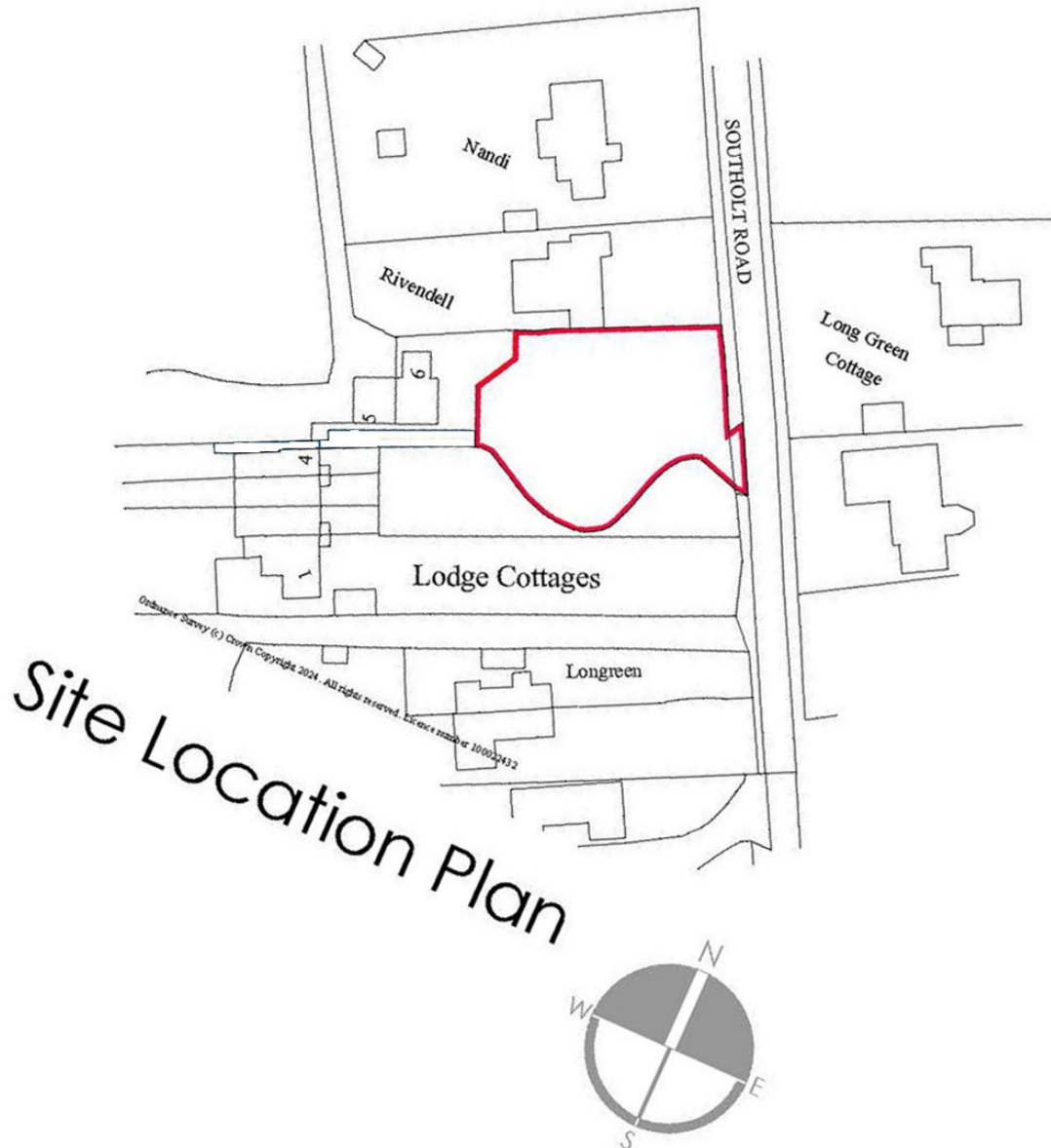
Side Elevation - ne



Rear Elevation - nw



Location Plan - Indicative Only



NOTES

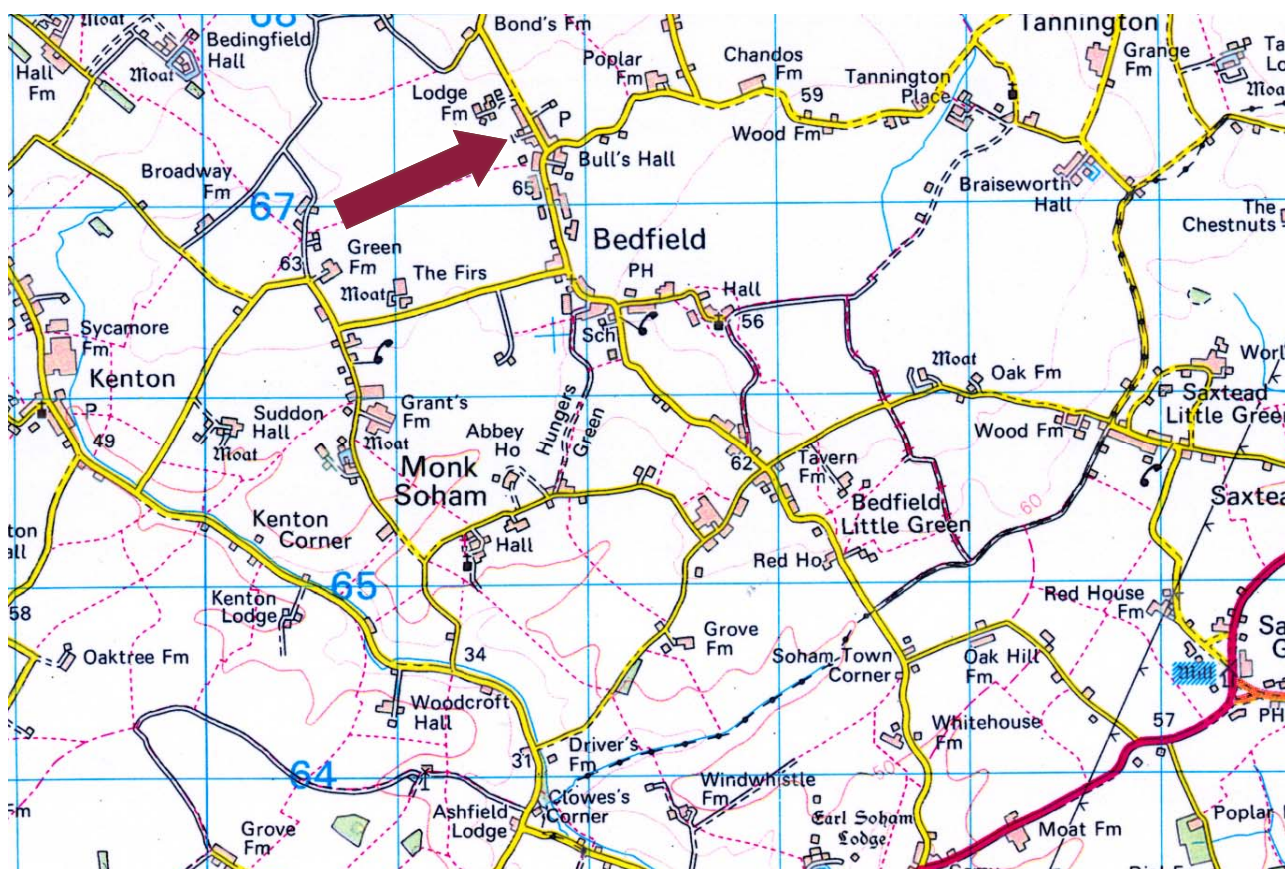
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

April 2025

Directions

From Framlingham, proceed to Saxtead Green on the B1119 and turn left onto the A1120. Take the first right turn towards Bedfield. Continue to the end of the road and turn right. Proceed into the village of Bedfield, passing the primary school on the left hand side. Head through the village, passing the turning onto Tannington Road on the right, and the plot will be found a short way along on the left.

For those using the What3Words app: [///crossings.articulated.belong](https://www.what3words.com/crossings.articulated.belong)



Need to sell or buy furniture?

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

Philip Isbell – Acting Director of Planning
Planning and Building Control

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:

Last & Tricker Partnership
3 Lower Brook Mews
Lower Brook Street
Ipswich
Suffolk
IP4 1RA

Applicant:

Mr Phillip Scott
C/O Agent

Date Application Received: 23-Dec-24

Application Reference: DC/24/05551

Date Registered: 03-Jan-25

Proposal & Location of Development:

Full Planning Application - Erection of 1 No. self-build dwelling and detached garage.

Land Adjacent To Lodge Cottages, Southolt Road, Bedfield, IP13 7HH

Section A – Plans & Documents:

This decision refers to drawing no./entitled 6018-3A received 23/12/2024 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:

Arboricultural Assessment - Received 13/02/2025

Ecological Survey/Report - Received 23/12/2024

Proposed Plans and Elevations 6018-1B - Received 23/12/2024

Defined Red Line Plan 6018-3A - Received 23/12/2024

Block Plan - Proposed 6018-2F - Received 13/02/2025

Topographic Survey - Received 29/01/2025

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. COMPLIANCE REQUIRED: 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. COMPLIANCE REQUIRED: SELF-BUILD

The development hereby approved shall be constructed as self-build or custom build dwelling(s) as defined under section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended) and first occupation shall be by the self/custom builder.

Reason: To ensure the development is undertaken and initially occupied as self-build or custom build and having regard to the exemption given under The Biodiversity Net Gain Requirements (Exemptions) Regulations 2024.

4. ACTION REQUIRED: ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Including a Protected Species Assessment (Skilled Ecology, November 2024), as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. This includes the non-licensed Precautionary Method Statement for Great Crested Newt in Section 5.1.2 of the Preliminary Ecological Appraisal Including a Protected Species Assessment (Skilled Ecology, November 2024), which avoids impacts 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 Local Planning Authority 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 (as amended).

5. DISCHARGE REQUIRED: BIODIVERSITY ENHANCEMENT MEASURES

Prior to development above slab level, a scheme of biodiversity enhancement measures shall be formally submitted to the Local Planning Authority for its written approval. The biodiversity enhancement measures shall include the following:

- a) detailed designs and/or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The approved measures shall then be implemented in full prior to first use and shall then be retained.

Reason: In the interests of enhancing biodiversity on site in accordance with Joint Local Plan policies SP09 and LP16.

6. 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.

7. DISCHARGE REQUIRED: CONSTRUCTION HOURS

Operations related to the construction (including site clearance and demolition phases) of the permitted development/use shall only operate between the hours of 07:30 and 18:00 on Mondays to Fridays and between the hours of 08:00 and 13:00 on Saturdays. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no HGVs arriving at or departing the site outside of these approved hours.

Reason: to minimise detriment to nearby residential amenity.

8. RESTRICTION IMPOSED: PROHIBITION ON BURNING

No burning shall take place on site at any stage during site clearance, demolition, or construction phases of the project.

Reason: to minimise detriment to nearby residential amenity and to prevent air pollution.

9. DISCHARGE REQUIRED: CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of the development, including any demolition works, a Construction Method Statement (CMS) shall be submitted in writing for approval by the Local Planning Authority. The CMS shall include details of the management of:

- o Construction traffic and deliveries, including mitigation for mud and dirt on the highway
- o Noise and vibration
- o Dust
- o Lighting
- o Any other site-specific impacts that may affect off-site receptors and members of the public
- o Measures to minimise the impact on air quality, for example, the use of the cleanest construction equipment available, the use of zero-emission machinery, HGVs serving the site avoiding routes through Air Quality Management Areas, prohibitions on vehicles/machinery idling

The agreed CMS shall be followed unless otherwise agreed in writing with the Local Planning Authority.

Reason: to minimise detriment to nearby residential amenity.

Pre-commencement reason: to ensure that all potential impacts are identified and managed from the outset to protect nearby residents and the environment.

10. COMPLIANCE REQUIRED: DOMESTIC FLUES (WOODBURNERS ETC.)

The chimney flue shall terminate at least 1 metre above the roof ridge level. The chimney flue shall discharge vertically upwards and shall not be fitted with any restriction at the final opening such as a plate, cap, or cowl. (Note: an efflux cone may be added to aid dispersion, or a rain sleeve to prevent the ingress of rainwater.) The approved flue shall be installed in full and made available for use prior to the operation of the woodburner and shall then be retained whilst the building is operational.

Reason: to minimise detriment to nearby residential amenity and to ensure proper dispersion of emissions.

11. DISCHARGE REQUIRED: DOMESTIC AIR SOURCE HEAT PUMPS

Prior to the commencement of development, full details of all Air Source heat pump plant associated with the proposed development shall be formally submitted to the Local Planning Authority and have been approved in writing. The details shall include a full acoustic assessment relating to the air source heat pump noise from the site, undertaken

in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises". The approved details shall then be implemented in full and made available for use prior to the operation of the heat pumps and shall then be retained whilst the building is operational.

Reason: to minimise detriment to nearby residential amenity and to ensure that noise levels are assessed and mitigated before development begins.

Pre-commencement reason: to ensure that noise levels are assessed and mitigated before the commencement of development.

12. DISCHARGE REQUIRED: FOUL DRAINAGE (WHERE NON MAINS DRAINAGE)

The method of non-mains foul water disposal shall be the most appropriate to minimise the risk to the water environment. Package treatment plants must only be considered where discharge to the mains sewer is not feasible and the applicant can clearly demonstrate that they can meet the Environment Agency's General Binding Rules for small sewage discharge (as updated August 2021). The applicant must be able to clearly demonstrate that they can meet the updated general binding rules.

Prior to the commencement of development, details of the foul drainage scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use. The foul water drainage scheme shall thereafter be used and maintained as approved.

Reason: to minimise detriment to nearby residential amenity.

Pre-commencement reason: to ensure that the foul drainage scheme is properly planned and implemented before development begins to protect the water environment.

13. DISCHARGE REQUIRED: NOTIFICATION TO NEIGHBOURS

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site shall be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works shall be made available for enquiries and complaints for the entire duration of the works. Updates of work shall be provided regularly, and any complaints shall be properly addressed as quickly as possible.

Reason: to minimise detriment to nearby residential amenity.

Pre-commencement reason: to ensure that neighbours are informed and have a point of contact for any concerns before site works begin.

14. COMPLIANCE REQUIRED: ARBORICULTURAL REPORT

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Arboricultural Report (Land & Sculpture Design Partnership) (received

13/02/2025), as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: to safeguard and protect the existing trees to reduce impact on residential and visual amenity.

15. RESTRICTION IMPOSED: USE OF GARAGE

Notwithstanding the General Permitted Development Order (2015) (or any Order revoking, re-enacting or modifying that Order), the garage shall be used for the garaging or storage of private motor vehicles only or for purposes ancillary to the residential use of the dwelling hereby permitted and shall not be used as living accommodation and no trade or business shall be carried on therefrom.

Reason: To ensure the cart-lodge is for domestic use for the dwellinghouse only. The application has been assessed only in terms of this restricted use and any other use may have an adverse effect on the character and amenity of the area and amenity for future occupiers contrary to the Development Plan.

16. RESTRICTION IMPOSED: 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 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, 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.

COMPLYING WITH YOUR CONDITIONS

The conditions listed above require you to either; submit additional details (Discharge Required), carry out something in accordance with plans/ documents already submitted with your planning application (Compliance Required), or they restrict your development (Restriction Imposed).

For 'Discharge Required' conditions you can submit the required details via our website: [Application for approval of details reserved by condition - Authority - Babergh and Mid Suffolk Self Service \(achieveservice.com\)](https://www.babergh.gov.uk/achieveservice.com)

For a phased development some conditions may be submitted in part in relation to a specific phase, but the phase must be specified when applying.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

Babergh and Mid Suffolk Joint Local Plan (JLP) (2023)

SP03 - The sustainable location of new development
SP09 - Enhancement and Management of the Environment
SP10 - Climate Change
LP08 - Self-Build and Custom-Build
LP14 - Intensive Livestock and Poultry Farming
LP15 - Environmental Protection and Conservation
LP16 - Biodiversity & Geodiversity
LP17 - Landscape
LP23 - Sustainable Construction and Design
LP27 - Flood risk and vulnerability
LP29 - Safe, Sustainable and Active Transport

National Planning Policy and Guidance

NPPF - National Planning Policy Framework
PPG - Planning Practice Guidance

IMPORTANT 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. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any 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. 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.

3. MINIMUM REQUIREMENTS FOR DEALING WITH UNEXPECTED GROUND CONDITIONS BEING ENCOUNTERED DURING CONSTRUCTION.

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:
 - o re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or
 - o treatment of material on site to meet compliance targets so it can be re-used; or
 - o removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

4. **NON-MAINS DRAINAGE**

It is the developer's responsibility to ensure that residents are provided with full and specific instructions as to the correct use of any non-mains drainage system (e.g. correct use of cleaning chemicals).

5. **Highways Note**

Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.

BIODIVERSITY GAIN CONDITION

Please read the Important Notes section above which will confirm whether this development is required to deliver a minimum of 10% biodiversity net gain (BNG). If your development is exempt you do not need to read on, if it is required to deliver BNG please read the following:

In accordance with Schedule 7A (13) of The Town and Country Planning Act 1990 no development shall commence until:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

In order to formally submit the Biodiversity Gain Plan to Babergh District Council/ Mid Suffolk District Council please submit a Discharge of Conditions application.

It is recommended that you complete and submit the template on the following link as part of your Biodiversity Gain Plan: www.gov.uk/government/publications/biodiversity-gain-plan

A Biodiversity Gain Plan submission should include the following (where relevant):

- a) The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values
- b) Pre and post development plans drawn to an identified scale and showing the direction of north
- c) Legal agreement
- d) Commitment to deliver and maintain BNG for a minimum of 30 years from the date of completion of the development
- e) Habitat Management and Monitoring Plan (HMMP) in line with the HMMP template or HMMP checklist. The HMMP must be produced in line with any landscape plans and landscape management plans
- f) Compensation plan (if affecting irreplaceable habitats)
- g) BNG register reference numbers (if using off-site units)
- h) Proof of purchase (if buying statutory biodiversity credits)

If you are carrying out a phased development the following applies:

- a) A statement showing how the development will proceed in phases must be submitted alongside an Overall Biodiversity Gain Plan before any development can commence.
- b) No development can then commence within each specified phase until a [Phase Biodiversity Gain Plan](#) for that phase has been submitted and approved.

If you are looking for land to deliver off-site BNG it is recommended you contact the Council's Biodiversity Officer: biodiversity@baberghmidsuffolk.gov.uk

AMENDING YOUR PLANNING PERMISSION

Amendments to the plans or conditions imposed on your planning permission can be made by submitting an application for either a Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 (as amended), or a Material Amendment under Section 73 of the Town and Country Planning Act 1990 (as amended). The type of application required will be dependent on the level and scope of the amendments proposed.

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.

This relates to document reference: DC/24/05551

Signed: Philip Isbell

Dated: 12th March 2025

Acting Director of Planning

COMMUNITY INFRASTRUCTURE LEVY

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. You are responsible for submitting the relevant CIL forms to our Infrastructure Team, telling them who will pay CIL and when the development will commence. However, you will receive a Liability Notice including the amount to be paid and what you must do. Please ensure the Infrastructure Team have your correct contact details. If you have any questions, please contact the Infrastructure Team direct on: infrastructure@baberghmidsuffolk.gov.uk or telephone 01449 724563.

Alternatively, you can find more information about CIL on our websites here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#)

BUILDING CONTROL

The project may be subject to the requirements of the Building Regulations 2010. Advice and assistance can be obtained from our Building Control Team by visiting our websites here: [Building control in Babergh](#) and [Building control in Mid Suffolk](#)

Alternatively you can email the Building Control Team: building.control@baberghmidsuffolk.gov.uk or telephone 01449 724510. They will work with you offering competitive fee quotations and pre-application advice upon request.

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

*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.

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.

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