

A stunning, 9 acre plot with planning permission to construct a superb five bedroom house of over 3,000 sq feet, within walking distance of the village pub and shop.

Guide Price
£500,000 Freehold
Ref: P7600/C

Plot to the east of
St Martins Farm
Church Road
Wingfield
Suffolk IP21 5QZ



Planning permission to demolish the existing barn and to construct a single dwelling of 293m² (3,153 sq ft) along with a cartlodge.

The accommodation is to comprise on the ground floor, a reception hall, an open plan kitchen/dining/sitting room, pantry, utility room, study, family room, boot room, cloakroom along with a principal bedroom with dressing room and en-suite.

First floor - four bedrooms, bathroom, three en-suites and dressing room.

Formal gardens with parking, cartlodge and feature pond.

Meadow with pond. In all, 9 acres.

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 on the edge of Wingfield in an idyllic location adjacent to undulating countryside. Within walking distance of the plot is the community shop, village church and pub, The De la Pole Arms. The village also benefits from a visual and performing arts centre at Wingfield Barns and popular café/bistro The Good The Bad and The Hungry. Harleston, which is 5 miles away, offers shops and schools. The village of Fressingfield is just over 2 miles and has two pubs and a shop. Diss railway station is approximately 9 miles and the town offers amenities including schools, health facilities, sports centres, supermarkets and a mainline railway station to London's Liverpool Street Station. The market town of Framlingham is 11 miles and The Heritage Coast with destinations such as Aldeburgh is 24 miles.

Description

Planning permission was granted by Mid Suffolk District Council on 2nd April 2025 under reference DC/24/04004 for the construction of a self-build sustainable dwelling (following demolition of a barn approved under Class Q) including landscaping and new access. Some of the associated plans are included within the particulars but further documents are available from the Mid Suffolk District planning website. The plans allow for a superb new five bedroom home with grounds totalling 9 acres that enjoy far reaching views.

Services

It was the vendors intention to commission The Blue Door Development Company Ltd to construct the new house. It is understood that Blue Door would be pleased to undertake the build for a new owner and the agents can provide detail. Blue Door have not yet quoted to construct the new dwelling but have investigated installing mains water and electricity. The current estimated figure for services is £18,257.38. It is believed there is not mains drainage in the vicinity. Interested parties may wish to carry out their own investigations.

Community Infrastructure Levy (CIL)

On the basis the vendor was going to be constructing the new dwelling, a self-build exemption was submitted under form 7 part one of the CIL regulations. A new owner will need to accept the CIL liability being transferred form 4. Should it be an owner/builder constructing the new dwelling, they can make their own self-build CIL claim under form 7 part one. If a developer is constructing the new dwelling to then sell, they will be liable for CIL. It is believed that the CIL payment would then be £39,675 but this may be subject to indexation. Interested parties will be liable for CIL and should carry out all of their own investigations.

Local Authority

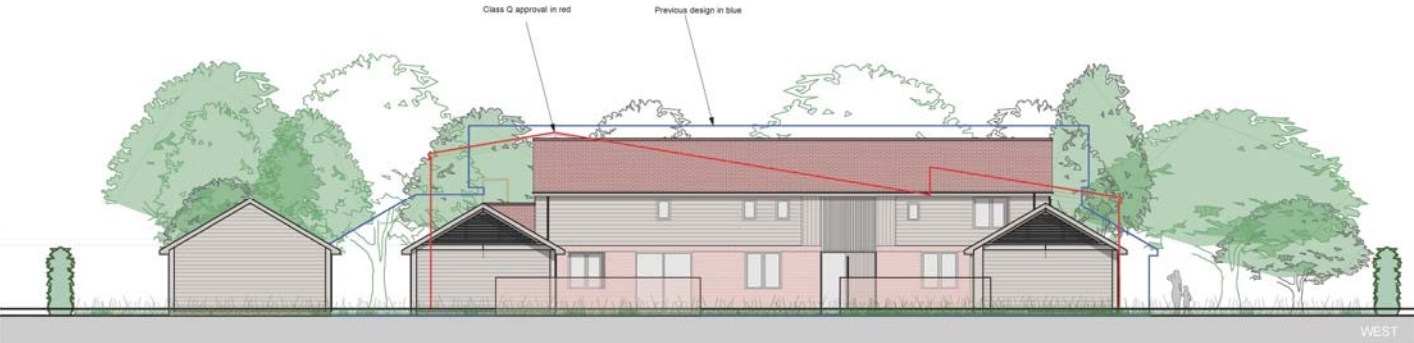
Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000.

Viewing

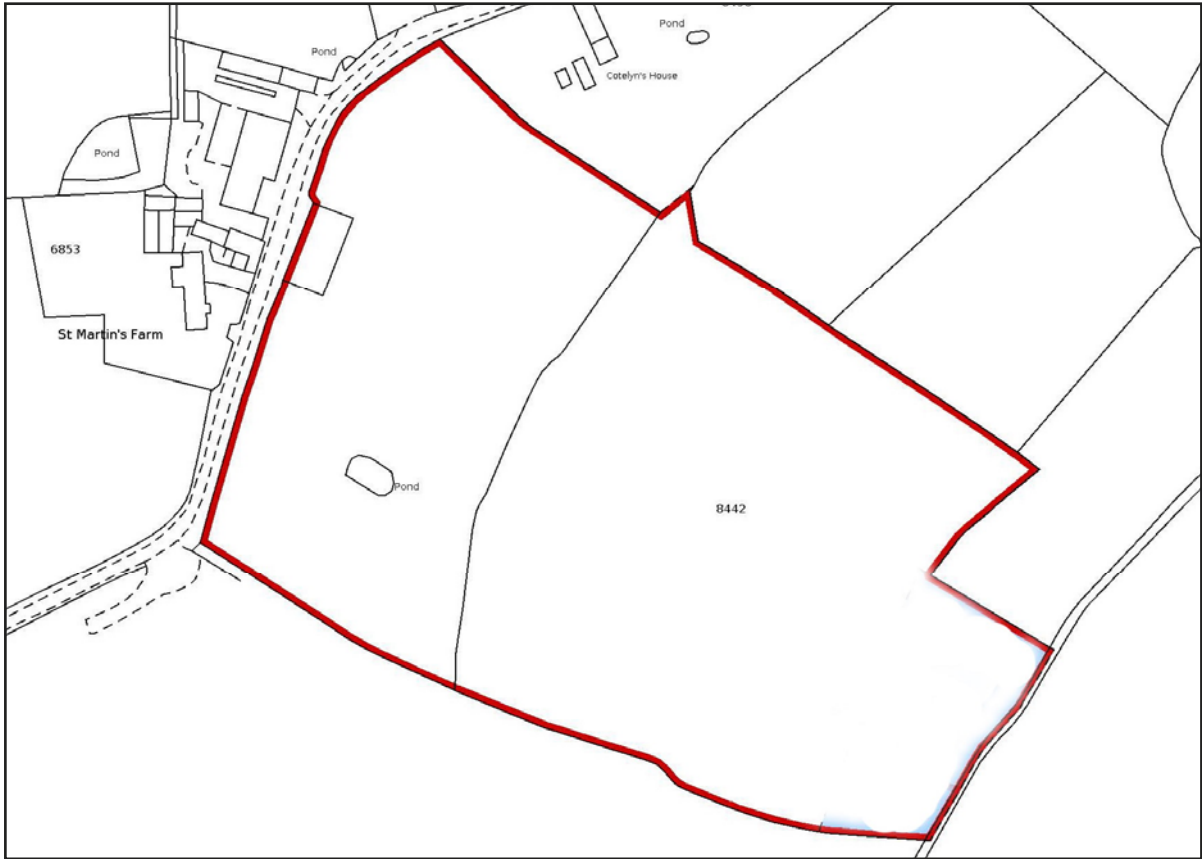
At any reasonable hour with particulars in hand.



Proposed Elevations



Sale Plan



Roof Block Plan



Proposed Kitchen





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.

3. Some of the images used in the particulars have been computer generated to show the new dwelling once the build works have been completed.

April 2025



Directions

Heading north from Stradbroke on the B1118, take the second road on the right towards Wingfield. Proceed along the road and then take the small lane on the left hand side which brings you into Wingfield itself where the plot/current barn will be found on the right hand side.

What3Words location: [///flask.crunch.prep](https://www.what3words.com/?q=///flask.crunch.prep)



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:

Mr Craig Beech
Church Farm Barn
The Street
Thorndon
IP23 7JR

Applicant:

Mrs Inga Lyndon-Stanford
Land At St Martins Farm Church Road
Wingfield
Suffolk
IP21 5QZ

Date Application Received: 10-Sep-24

Application Reference: DC/24/04004

Date Registered: 11-Sep-24

Proposal & Location of Development:

Full Planning Application - Erection of 1 No self build sustainable dwelling (following demolition of barn approved under Class Q) including landscaping and new access.

Land At St Martins Farm, Church Road, Wingfield, Suffolk

Section A – Plans & Documents:

This decision refers to drawing no./entitled 780_01B received 15/01/2025 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:

Block Plan - Proposed 780_15J - Received 27/03/2025
Proposed Site Plan 780_11L - Received 27/03/2025
Floor Plan - Proposed 780_10L - Received 27/03/2025
Elevations - Proposed 780_12H - Received 04/03/2025
Elevations - Proposed 780_13H - Received 04/03/2025
Defined Red Line Plan 780_01B - Received 15/01/2025
Roof Plan - Proposed 780_15J - Received 27/03/2025
Transport Assessment 063/2024/01-CAG - Received 10/09/2024
Land Contamination Questionnaire - Received 10/09/2024
Land Contamination Assessment 328772237_1_1 - Received 10/09/2024
Preliminary Ecological Appraisal October 2023 - Received 10/09/2024

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. 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. 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 as self-build or custom build. In granting this permission particular regard has had been given to the Local Planning Authority's need to meet its statutory duty under the Self-build and Custom Housebuilding Act 2015 (as amended).

5. 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.

6. ACTION REQUIRED PRIOR TO SLAB LEVEL: LANDSCAPING SCHEME

Notwithstanding the landscaping details shown on the approved site plans, no development above slab level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority 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.

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

7. DISCHARGE REQUIRED: AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures, during the operational phases of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

Reason - To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF and to secure compliance with Policy LP23 of the JLP.

8. RESTRICTION IMPOSED: WATER EFFICIENCY

The dwelling hereby permitted shall meet the higher water efficiency standard of 110 litres per person per day, as set out in the requirements of paragraph (2)(b) of Regulation 36 of the Building Regulations (as amended) 2010.

Reason - In order to comply with the requirements of adopted Policy LP23 and to ensure that water resources are used efficiently.

9. COMPLIANCE REQUIRED: HIGHWAYS - VISIBILITY SPLAYS

Before the access is first used, visibility splays shall be provided as shown on Drawing No. 11 Rev. L with an X dimension of 2.4 metres and a Y dimension of 40 metres in the North direction and 33 metres in the South direction to the nearside edge of the carriageway and thereafter retained in the specified form.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason - To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

10. COMPLIANCE REQUIRED: HIGHWAYS - ACCESS LAYOUT

Construction of the development hereby permitted dwelling shall not commence until the new access has been laid out and completed in all respects in accordance with Suffolk County Council's standard drawing DM-000-01 with an entrance width of 3 metres for a distance of 5 metres measured from the nearside edge of the metalled carriageway. Thereafter it shall be retained in its approved form.

Reason - To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

11. DISCHARGE REQUIRED: HIGHWAYS - ACCESS SURFACING

Prior to the development hereby permitted being first occupied, the new 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.

12. COMPLIANCE REQUIRED: HIGHWAYS - PARKING AREAS

The use shall not commence until the area(s) within the site shown in Drawing No. 11 Rev. L 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 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.

13. DISCHARGE REQUIRED: HIGHWAYS - EV CHARGING & CYCLE STORAGE

Before the development is occupied, details of secure and covered cycle storage and electric vehicle charging infrastructure 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 ensure the provision of cycle storage and charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking (2023).

14. COMPLIANCE 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 (DCS Ecology, October 2023) 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 bats and the Precautionary Method Statement for mobile Priority species in Section 8 of the Preliminary Ecological Appraisal (DCS Ecology, October 2023). This avoids impacts on European Protected Species and 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 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 (as amended).

15. DISCHARGE REQUIRED: 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 Preliminary Ecological Appraisal (DCS Ecology, October 2023) 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 (as amended).

16. DISCHARGE REQUIRED: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

Prior to the installation of any external lighting, a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) 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 (through the provision of appropriate lighting contour plans and technical specifications) 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 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).

17. RESTRICTION IMPOSED: CONSTRUCTION HOURS

Operations related to the construction (including site clearance and demolition phases) of the permitted development shall only operate between the hours of 07:30 and 18.00hrs Mondays to Fridays and between the hours of 08.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

Reason - To minimise detriment to nearby residential amenity.

18. DISCHARGE REQUIRED: CONSTRUCTION MANAGEMENT PLAN

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of how noise, vibration and dust arising from any demolition or construction works will be managed.

Reason - To minimise detriment to nearby residential amenity.

19. RESTRICTION IMPOSED: NO 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.

20. DISCHARGE REQUIRED: AIR SOURCE HEAT PUMP

Prior to the installation of a air source heat pump (ASHP), full acoustic details and assessment relating to the proposed air source heat pump/s which are to be used shall be submitted to the Local Planning Authority. The assessment shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall be submitted to the Local Planning Authority and agreed prior to its installation on site.

Reason - To minimise detriment to nearby residential amenity.

21. COMPLIANCE REQUIRED: MATERIALS

The materials details as shown on Proposed Elevations 780_12H shall be applied in full prior to occupation of the hereby approved dwelling, unless an alternative material schedule is submitted and approved in writing by the Local Planning Authority.

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.

22. COMPLIANCE REQUIRED: DEMOLITION OF BARN

The existing barn on site shall be demolished in its entirety prior to the commencement of the hereby approved dwelling as shown on drawing no. 780_10L.

Reason - To ensure the Class Q consent can no longer be implemented such that two dwellings could existing on site and to remove the potential conflict of uses.

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 \(achieveservice.com\)](http://Application%20for%20approval%20of%20details%20reserved%20by%20condition%20-%20Authority%20-%20Babergh%20and%20Mid%20Suffolk%20Self%20Service%20(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
LP01 - Windfall infill housing development outside settlement boundaries
LP04 - Replacement Dwellings and Conversions
LP08 - Self-Build and Custom-Build
LP15 - Environmental Protection and Conservation
LP16 - Biodiversity & Geodiversity
LP17 - Landscape
LP19 - The Historic Environment
LP23 - Sustainable Construction and Design
LP24 - Design and Residential Amenity
LP25 - Energy Sources, Storage and Distribution
LP27 - Flood risk and vulnerability
LP29 - Safe, Sustainable and Active Transport

National Planning Policy and Guidance

NPPF - National Planning Policy Framework
PPG - National 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. BNG EXEMPT

Biodiversity Gain Condition exempt

Based on the information available this permission is one where statutory exemptions or transitional arrangements are considered to apply in line with paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Therefore, the Biodiversity Gain Condition does not apply.

3. **LLFA - Note**

- 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

4. **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.

5. **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 geoenvironmental 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.

6. **Foul Drainage**

The applicant must ensure that the proposed foul drainage system (Package treatment plant as proposed) meets the requirements of the updated General Binding Rules General binding rules: small sewage discharge to a surface water - GOV.UK (www.gov.uk).

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/24/04004

Signed: Philip Isbell

Dated: 2nd April 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.

Babergh District Council

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Mid Suffolk District Council

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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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