

A central village building plot with planning permission for an impressive self-build three/four bedroom detached house in the sought-after village of Little Bealings, between Woodbridge and Ipswich.



Guide Price

£225,000

Freehold

Ref: P7519/Plot/J

Address

Building Plot

Sandy Lane

Little Bealings

Suffolk IP13 6LW



West Elevation



North Elevation

A building plot extending to approximately 0.19 acres (0.08 hectares) with planning permission for the construction of a self build dwelling of approximately 2,335 sq ft (217 sqm) offering entrance hall, sitting room, dining room, kitchen/breakfast room, study/bedroom 4, utility room and cloakroom on the ground floor together with a principal bedroom with en-suite shower room, guest bedroom with en-suite shower room, single bedroom and family bathroom. Garage and driveway. Gardens to front and rear.

Contact Us



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Well Close Square
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Suffolk IP13 9DU

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www.clarkeandsimpson.co.uk

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

Location

The plot will be found in the very centre of Little Bealings, on the junction of Sandy Lane and The Street. Little Bealings is a charming, well sought-after village and the property sits adjacent to the attractive church and near the highly regarded primary school. The area is idyllic for walking - the village lies on the route of the Fynn Valley Walk - and within a short distance are a range of pubs, as well as Kesgrave Hall and Seckford Hall with their excellent restaurants. Little Bealings is well located for the popular market town of Woodbridge, approximately 3 miles to the east, and the county town of Ipswich, approximately 3 miles to the south-west, which has trains to London's Liverpool Street station scheduled to take just over the hour. Ipswich also offers all the services and facilities one would expect from a county town. Woodbridge is home to Woodbridge School, as well as the highly respected Farlingaye High School. Located on the banks of the River Deben, Woodbridge is considered one of the most desirable towns in the East of England with its attractive buildings, which are home to restaurants, cafes, a cinema, swimming pool/leisure centre and a range of local businesses. Within 10 miles is the Heritage Coast with destinations such as Snape, with its world famous concert hall, and Aldeburgh, with its beach, sailing, fine restaurants and golf course.

Description

Planning permission was granted by East Suffolk Council on 21st November 2024 for the erection of one self-build dwelling and garage - Reference DC/24/1252/FUL. A copy of the planning permission, together with extracts of the consented plans, are included within these particulars.

The planning permission provides for the construction of a spacious detached chalet style house which extends to approximately 2,335 sq ft (217 sqm) in all. The proposed accommodation comprises a generous entrance hall for receiving guests, which connects well with the L-shaped open plan kitchen/breakfast room, which in turn connects with the utility/plant room. In addition there is the sitting room and dining room, study/bedroom 4 and cloakroom. On the first floor there is the principal double bedroom with en-suite shower room that overlooks the rear garden, the guest bedroom, with en-suite shower room, that overlooks The Street, a single bedroom and family bathroom.

Outside the property will be accessed from a driveway off Sandy Lane, and this will lead to the detached garage, parking and turning area. There will be a garden to the front of the property and, facing east, this will enjoy the sun throughout the morning together with a more private garden to the rear, which will enjoy the sun during the latter part of the day and into the evening.

The drawings that accompanied the planning permission provide for a mixture of contemporary and traditional finishes with elevations finished in a combination of weathered red brick and horizontal cladding set beneath pitched roofs of dark red plain tiles and aluminium windows and doors in anthracite grey.

CIL

Community Infrastructure Levy (CIL) is payable and this was set at £82,885.21 on 27th November 2024 (reference LN00006693) - although we understand that this figure will be subject to indexation. 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: East Suffolk Council - cil@east Suffolk.gov.uk or 01502 523059.

Purchaser Obligations

Prospective purchasers should note that some of the outbuildings on site are connected to an electricity supply from the former Admiral's Head Inn and it will be the purchaser's responsibility to disconnect those supplies on completion.

Services

We understand that a mains foul drainage is already on site and that electricity is available overhead and mains water is available in The Street. Nevertheless, prospective purchasers will need to satisfy themselves with regard to the location and capacity of any services.

Architects

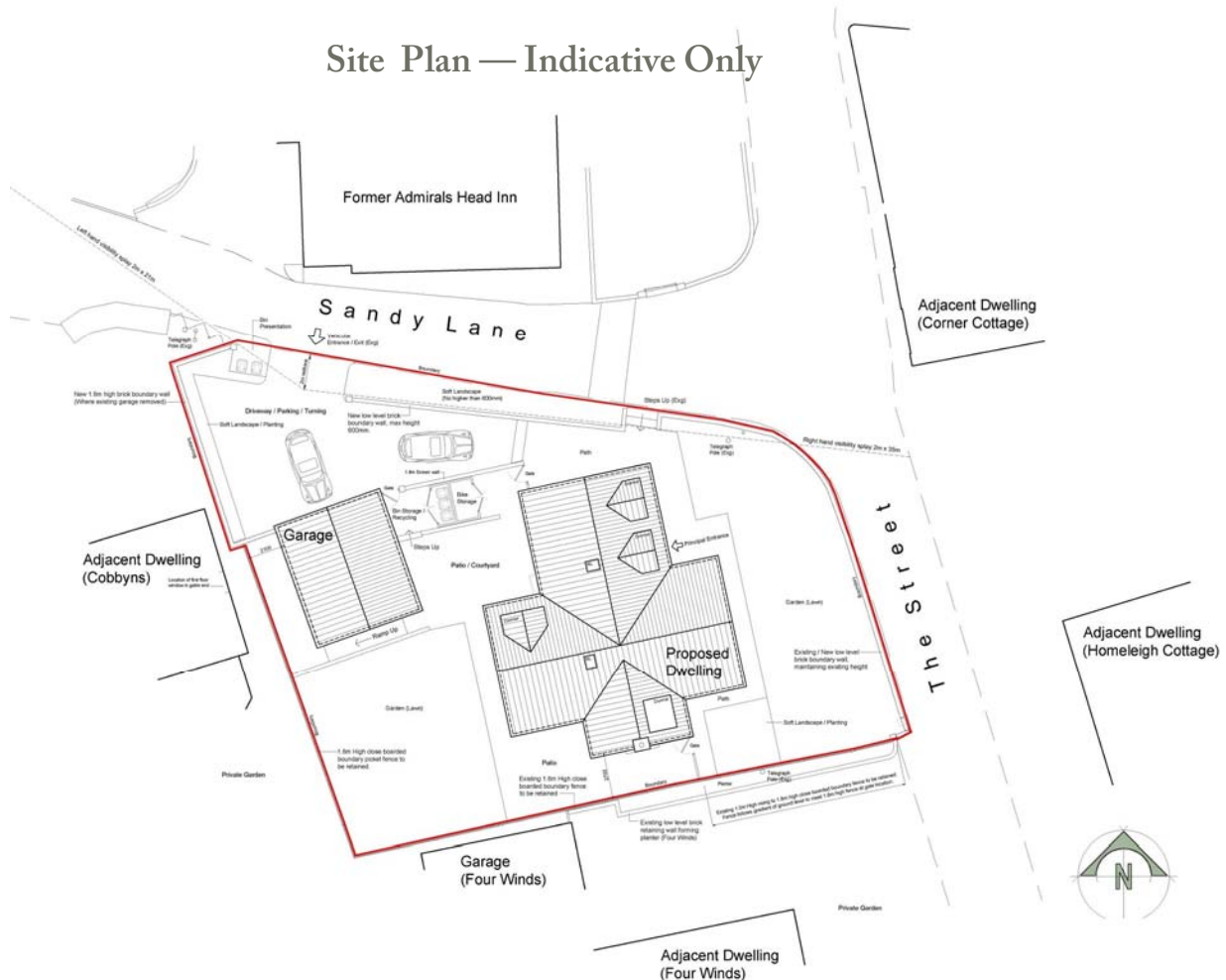
Patrick Allen & Associates. 2 Grange Business Centre, Tommy Flowers Drive, Grange Farm, Kesgrave, Ipswich, IP5 2BY. Tel: 01473 620660

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

Viewing

By prior appointment with the selling agents and thereafter with particulars in hand.

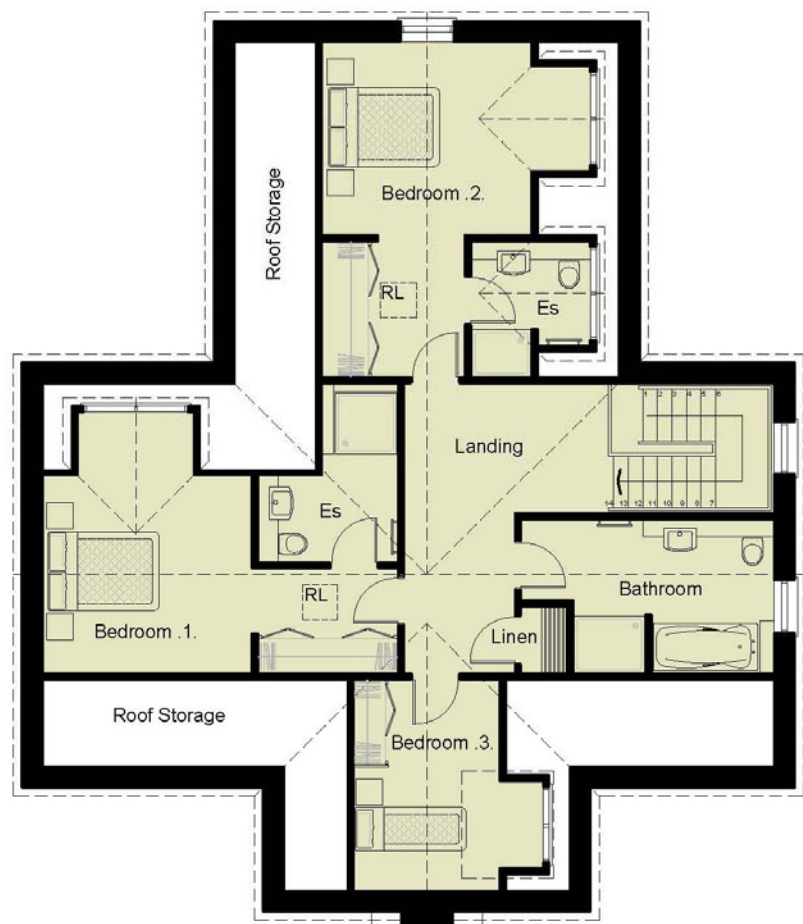
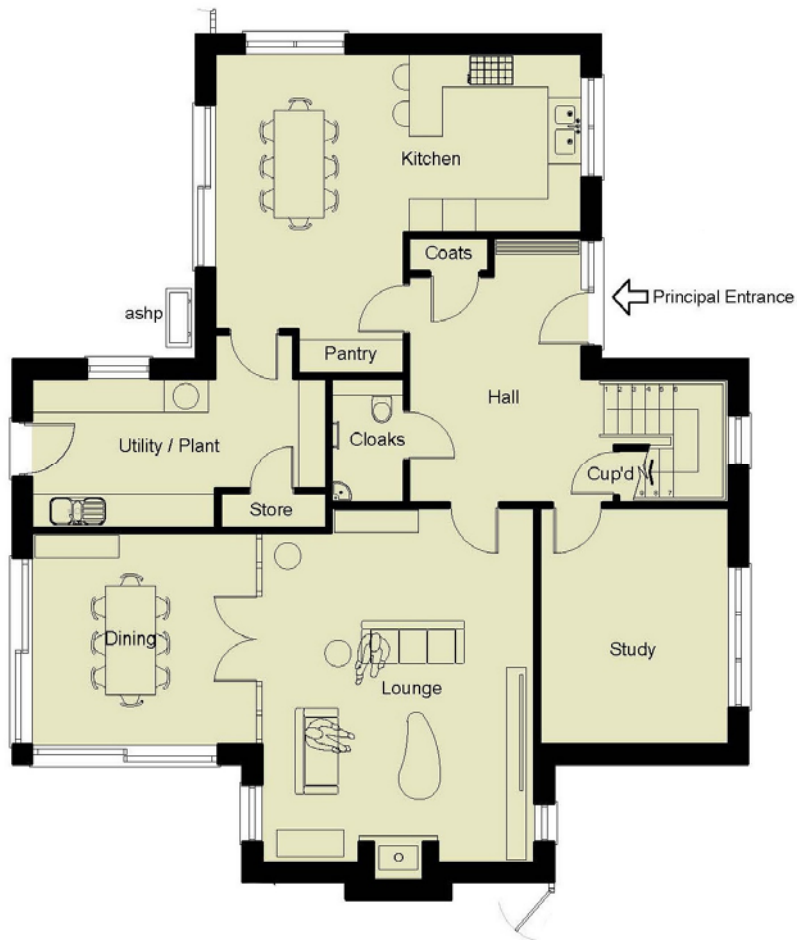


NOTES

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. The vendors are also marketing the former Admiral's Head for sale. This site previously formed the car park to that property.
4. A mains foul drainage connection crosses the site that serves the former Admiral's Head and a neighbouring property, with each party equally responsible for the maintenance and upkeep of that drainage connection which connects with the mains in The Street. Prior to the property/site being connected to the mains drainage there was a septic tank within the car park, which is now redundant.

July 2026

Proposed Floorplans - Indicative Only



Proposed Elevations - Indicative Only



East Elevation



West Elevation



South Elevation



North Elevation





EASTSUFFOLK
COUNCIL

Mr Leslie Short
Artisan PPS Ltd
Berwick House
Homechurch
Upper Street
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Suffolk
IP6 8RF

Planning Permission

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Our reference	DC/24/1252/FUL
Date valid	16 April 2024
Site	Land Opposite Former Admirals Head Inn, Sandy Lane, Little Bealings
Parish	Little Bealings
Proposal	Erection of 1 no. self build dwelling and garage

Permission is hereby **granted** by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the council has given due weight to all material planning considerations including policies within the development plan as follows:

National Planning Policy Framework 2023

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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SCLP5.2 - Housing Development in Small Villages (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.7 - Infill and Garden Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in all respects strictly in accordance with the following approved plans and documents:

- o Drawing no. 4457 - 202 Revision E (Floor Plans as Proposed) received on 25 October 2024.
- o Drawing no. L5DP 2198.01 Rev B (Tree Survey, AIA & Protection Plan) received on 30 September 2024.
- o Drawing no. L5DP 2198.02 Rev C (Landscape Proposal) received on 30 September 2024.
- o Drawing no. 4457 - 201 Revision D (Site Layout as Proposed) received on 30 September 2024.
- o Drawing no. 4457 - 203 Revision D (Elevations as Proposed) received on 30 September 2024.
- o Drawing no. 4457 - 204 Revision E (Street Elevations) received on 30 September 2024.
- o Drawing no. 4457 - 200 Revision B (Site Layout as Existing) received on 11 June 2024.
- o External Materials Schedule (4457 - EMS - 01) received on 11 June 2024.
- o Phase 1 Contaminated Land Assessment (Oakridge Environmental Services Limited, 2nd July 2023) received on 3 April 2024.
- o Ecology Report (MHE Consulting, February 2024) received on 3 April 2024.

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Reason: For avoidance of doubt as to what has been considered and approved.

3. A Construction Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The strategy shall include access and parking arrangements for contractors' vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway, such as wheel washing facilities, together with a strategy for remedy of this should it occur. The approved strategy shall be adhered to throughout the construction period and until completion of the development.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

4. The areas to be provided for the storage and presentation of refuse and recycling bins as shown on Drawing No. 4457-202 Rev E shall be provided in their entirety before the dwelling is first occupied and shall be retained thereafter and used 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.

5. The dwelling shall not be occupied until the secure cycle storage shown on Drawing No. 4457-202 Rev E has been provided and thereafter the secure cycle storage 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 2023 to promote sustainable travel.

6. The dwelling shall not be occupied until the areas within the site shown on Drawing No. 4457-202 Rev E for the purposes of manoeuvring and parking of vehicles have been provided, and thereafter the areas 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 where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

7. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation, and enhancement measures identified within the approved Ecology Report (MHE Consulting, February 2024).

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

8. Prior to the installation of any external lighting, a Lighting Design Strategy for Biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall:

o identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

o 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 the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved Strategy, and these shall be maintained thereafter in accordance with the Strategy. Under no circumstances shall any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

9. No removal of hedgerows, trees or shrubs, or demolition of buildings shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared, or buildings demolished and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to the Local Planning Authority.

Reason: To ensure that nesting birds are protected.

10. No development shall take place (including any demolition, ground works, site clearance) until a method statement for roosting bats, reptiles, hedgehog, and notable invertebrates has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works.
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used).
- c) extent and location of proposed works shown on appropriate scale maps and plans.
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction.
- e) persons responsible for implementing the works.
- f) initial aftercare and long-term maintenance (where relevant).
- g) disposal of any wastes arising from works.

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

Reason: To ensure that ecological receptors are adequately protected as part of the development.

11. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, or any Order revoking or re-enacting the said Order, no development of any kind specified in Part 1, Classes A, AA, B, C, and E, and Part 2, Class A of Schedule 2 of the said Order shall be carried out unless approved through an application for planning permission by the Local Planning Authority.

Reason: In order that the Local Planning Authority may retain control over this particular form of development in the interests of amenity and the protection of the local environment and the amenity of adjoining residents.

12. The dwelling hereby permitted shall be delivered as a custom and self-build home in accordance with section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended).

Reason: To secure the use of the land for custom and self-build housing only.

13. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons (see National Planning Policy Framework) and conform with prevailing guidance (including BS8485:2015+A1:2019, BS 10175:2011+A2:2017 and Land Contamination Risk Management) and a written report of the findings must be produced. The written report is subject to the review and confirmation in writing by the Local Planning Authority that likely risks have been identified and will be investigated accordingly.

Where remediation is necessary a detailed Remediation Strategy (RS) must be prepared, and is subject to the review and confirmation in writing by the Local Planning Authority as likely to address the risks identified. The RS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The RS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the remediation strategy a validation report that demonstrates the effectiveness of the remediation must be submitted to, reviewed by and confirmed in writing by the LPA as likely to have addressed the risks identified.

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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 offsite receptors

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

2. Wall cotoneaster was present in the species list of the submitted Ecology Report. This is a non-native, invasive species listed under Part II Schedule 9 of the Wildlife & Countryside Act 1981. Under Section 14 of the Act, it is an offence to plant or otherwise cause to grow in the wild any plant which is included in Part II of Schedule 9.

Therefore, it is advised that this species should be removed and controlled by an invasive weed specialist. This would include removing the species and any contaminated surrounding soil, disposing of it in a licensed disposal site and treating the rest of the site with herbicides to prevent further growth of this species.

3. 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.

4. PROW MUST remain open, unobstructed, and safe for the public to use at all times, including throughout any construction period. If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed (please see points 4 and 5 below).

PROW are divided into the following classifications:

- o Public Footpath - only for use on foot or with a mobility vehicle
- o Public Bridleway - use as per a public footpath, and on horseback or by bicycle
- o Restricted Byway - use as per a bridleway, and by a 'non-motorised vehicle', e.g. a horse and carriage
- o Byway Open to All Traffic (BOAT) - can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW).

There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and

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Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact definitivemap.enquiries@suffolk.gov.uk.

The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.

The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface, or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

- o To apply for permission to carry out work on a PROW, or seek a temporary closure - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071.

PLEASE NOTE, that any damage to a PROW resulting from works must be made good by the applicant.

Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.

- o To apply for permission for structures such as gates to be constructed on a PROW - contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.

To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> PLEASE NOTE, that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.

Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the

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proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.

Any hedges adjacent to PROW must be planted a minimum of 2.0 metres from the edge of the path in order to allow for annual growth. The landowner is responsible for the maintenance of the hedge and hedges must not obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metre from the edge of the path in order to allow for cutting and maintenance of the path and should not be allowed to obstruct the PROW.

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/.

5. Paragraph 190 of the NPPF sets out that "where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner."

As per the NPPF, the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. Although the Local Planning Authority has used its best endeavours to determine the application on the basis of the information available to it, this does not mean that the land is free from instability. It has been a material planning consideration of the Local Planning Authority in determining this application, however it does not imply that the requirements of any other controlling authority would be satisfied; in particular, the granting of this planning permission does not give a warranty of support or stability.

6. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin until a Biodiversity Gain Plan has been submitted to and approved by the planning authority, unless a statutory exemption or transitional arrangement applies (under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024).

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

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Date: 23 November 2024

Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.

Community Infrastructure Levy

East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

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, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@east-suffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

Building Regulations

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

Appeals to the Secretary of State

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under:
Planning applications: Section 78 Town & 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 & Country Planning (Control of Advertisements) Regulations 2007.

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- 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 an enforcement notice has been/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 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

- Appeals can be made online at:

<https://www.gov.uk/appeal-planning-decision> (Full planning application)

<https://www.gov.uk/appeal-householder-planning-decision> (Householder)

<https://www.gov.uk/planning-inspectorate> (All other)

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

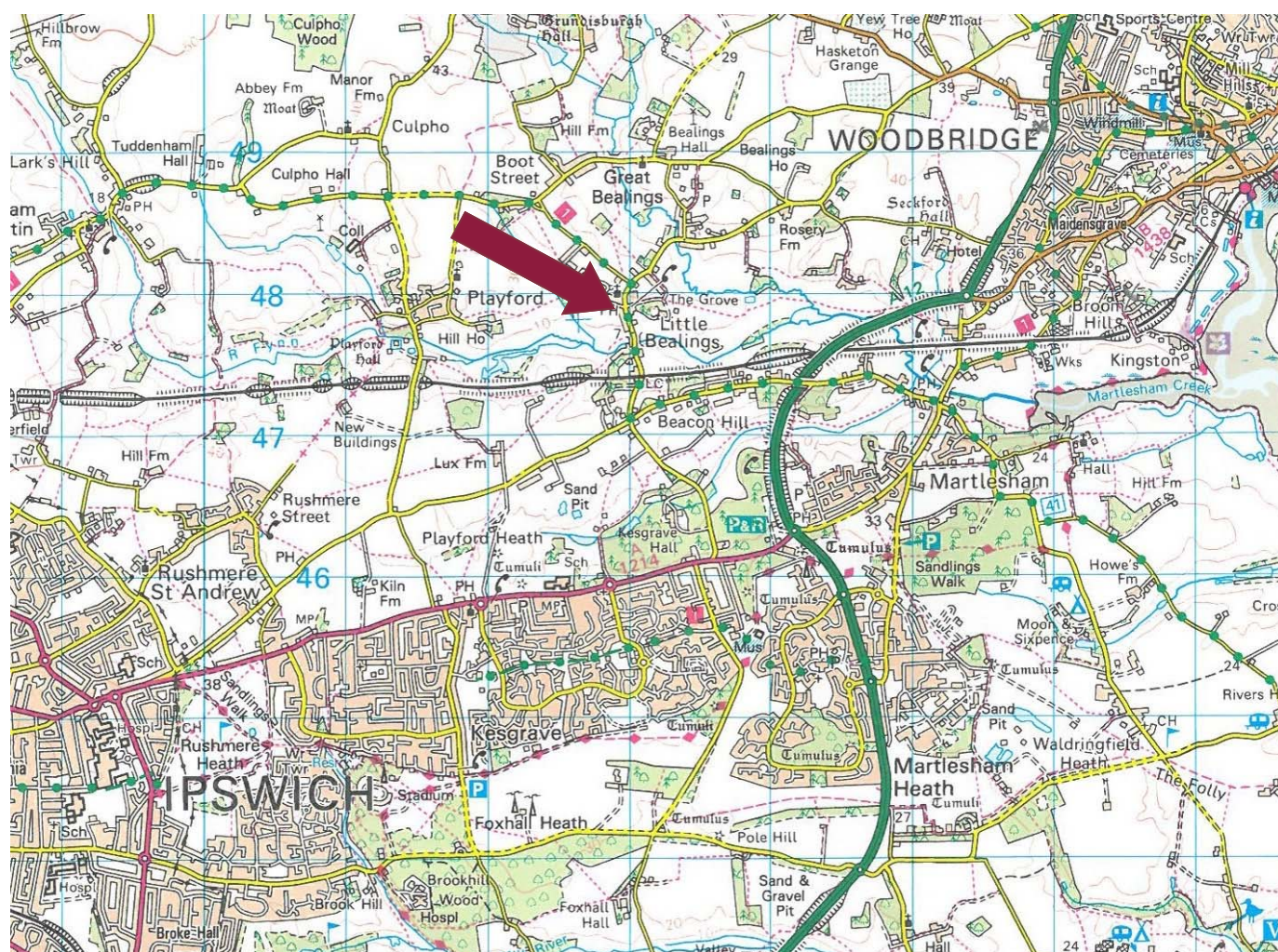
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Directions

Proceeding north on the A12, and passing Tesco and Next on your right, at the roundabout take the left turning onto the A1214 towards Ipswich. Take the first turning right into Hall Road continuing over the crossroads, the level crossing and into the centre of Little Bealings where the plot will be found in the centre of the village just before the turning into Sandy Lane.

For those using the What3Words app: [///verb.miracle.everyone](http://verb.miracle.everyone)



Need to sell or buy furniture?

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