

An interesting opportunity to acquire a 'self-build' plot with outline planning permission within the desirable village of Middleton, close to the Heritage Coast.

Guide Price
£185,000 Freehold
Ref: P6914/3/J
Plot 3
Roke Drive
Middleton
Saxmundham
Suffolk IP17 3FD



A 'self-build' village building plot extending to approximately 0.19 acres (0.07ha), with outline planning permission for the construction of a detached dwelling, and forming part of a larger site that has now been developed.

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Location

The plot will be found in a on the eastern edge of Middleton, a popular village with easy access to Suffolk's Heritage Coast. The village has a well established public house, The Bell, and also a primary school, farm shop, church and an excellent network of footpaths. The nearby village of Yoxford has a good range of local shops, and the market town of Saxmundham, with its Waitrose and Tesco supermarkets, lies approximately 4 miles to the south. The nearest railway station is at Darsham, about 2 miles from the property, which has services to London via Ipswich. The Heritage Coast is within approximately 4 miles, with the popular centres of Dunwich, Walberswick, Southwold, Aldeburgh and Thorpeness close to hand.

Description

Outline planning permission was granted by East Suffolk Council on 9th July 2020 (DC/19/1511/FUL) for a self-build plot as part of a hybrid application for the development of the site as a whole, with full planning being granted for 5 affordable dwellings and 1 open market dwelling, which have now all been built. A copy of the planning permission, together with extracts of the consented plans, is included within these particulars.

Being an outline permission the exact design and internal configuration of the proposed dwelling has not been determined, but the plans that accompanied the hybrid planning application indicate that a 1.5/2 storey house with driveway and garaging might be permitted. Whilst the outline planning permission expired on 9th July 2023, the vendor did make a Reserved Matters application on 7th July 2023, purely dealing with the access arrangement to the plot, and once approved we are advised that this will extend the planning permission for a further two years.

The extent of the plot being sold is as per the indicative plan included within these particulars and extends to approximately 0.19 acres (0.07ha). With the remainder of the site having been developed, we understand that the mains services of electricity, water and drainage are available in the shared private road and requisite rights will be granted to the purchaser of the plot to connect into the services, subject to any necessary making good works that are required.

Community Infrastructure Levy

We understand that Community Infrastructure Levy (CIL) is payable and the exact amount will be determined on the grant of reserved matters. However, if 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; email - CIL@eastsoffolk.gov.uk; Tel: 01502 523052.

Purchaser Obligations

Prospective purchasers should note that they will be obliged to erect a new boundary fence along the southern and western boundaries to enclose the plot. This will be to a minimum standard of 1800mm plastic coated chain link fencing coloured black. Screen planting in native hedging will then be planted inside the rear fenced boundaries in accordance with the plans and the neighbouring properties. The purchaser of Plot 2 will be obliged to fence the division boundary between Plots 2 and 3, and this will be to a minimum standard of concrete post and fence panels in an identical fashion to the other properties on site. The fencing works, with the exception of the new hedge, must be installed within 6 months of the sale completing.

Prospective purchasers should also note that Roke Drive will not be adopted by the Highway Authority. Instead it will be owned and maintained by Hastoe Housing Association, and the purchaser of the plot will be obliged to contribute a fair proportion towards the future maintenance and upkeep of Roke Drive.

Services

We are advised that electricity, water and drainage services are available within the private roadway serving the development, and the requisite rights will be granted to the purchaser to connect into those services, subject to any necessary making good that will be required to the satisfaction of the vendor/Hastoe Housing Association.

Viewing

Being a building plot, viewing can take place at any time with particulars in hand.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;

Indicative Phasing Plan





Indicative Site Layout Plan



legend:

- private access
- ecological/wedge planting
- driveway and parking
- footpaths - generally min 800 wide (1200mm wide posts & 510mm posts)
- proposed highway - HA to SCC adoptable standards
- shed (typical)
- washing line/rotary dryer
- refuse bins
- lighting bollards

fencing legend:

- 1200mm high pre-treated close boarded fencing with rails over to a finished height of 1800mm, with concrete posts & gravel boards
- 1800mm high pre-treated close boarded privacy fencing with concrete posts & gravel boards
- 75x75x650 dark stained timber marker posts at max 1.8m oc
- 1500mm high pre-treated close boarded fencing with rails over to a finished height of 1800mm, with concrete posts & gravel boards for matching timber access gates for rear gardens
- 1200mm high pre-treated close boarded fencing with rails over to a finished height of 1800mm, with concrete posts & gravel boards
- 1800mm high plastic coated chainlink fencing, color black

Schedule of accommodation

PLOT	Accommodation
1	2-bed 4p house (open market)
2	self-build plot
3	self-build plot
4	2-bed 4p accessible bungalow (shared ownership)
5	2-bed 4p accessible bungalow (shared ownership)
6	2-bed house 4p (affordable rent)
7	2-bed house 4p (affordable rent)
8	2-bed house 4p (affordable rent)

Site area 0.466 ha / 1.15 acres



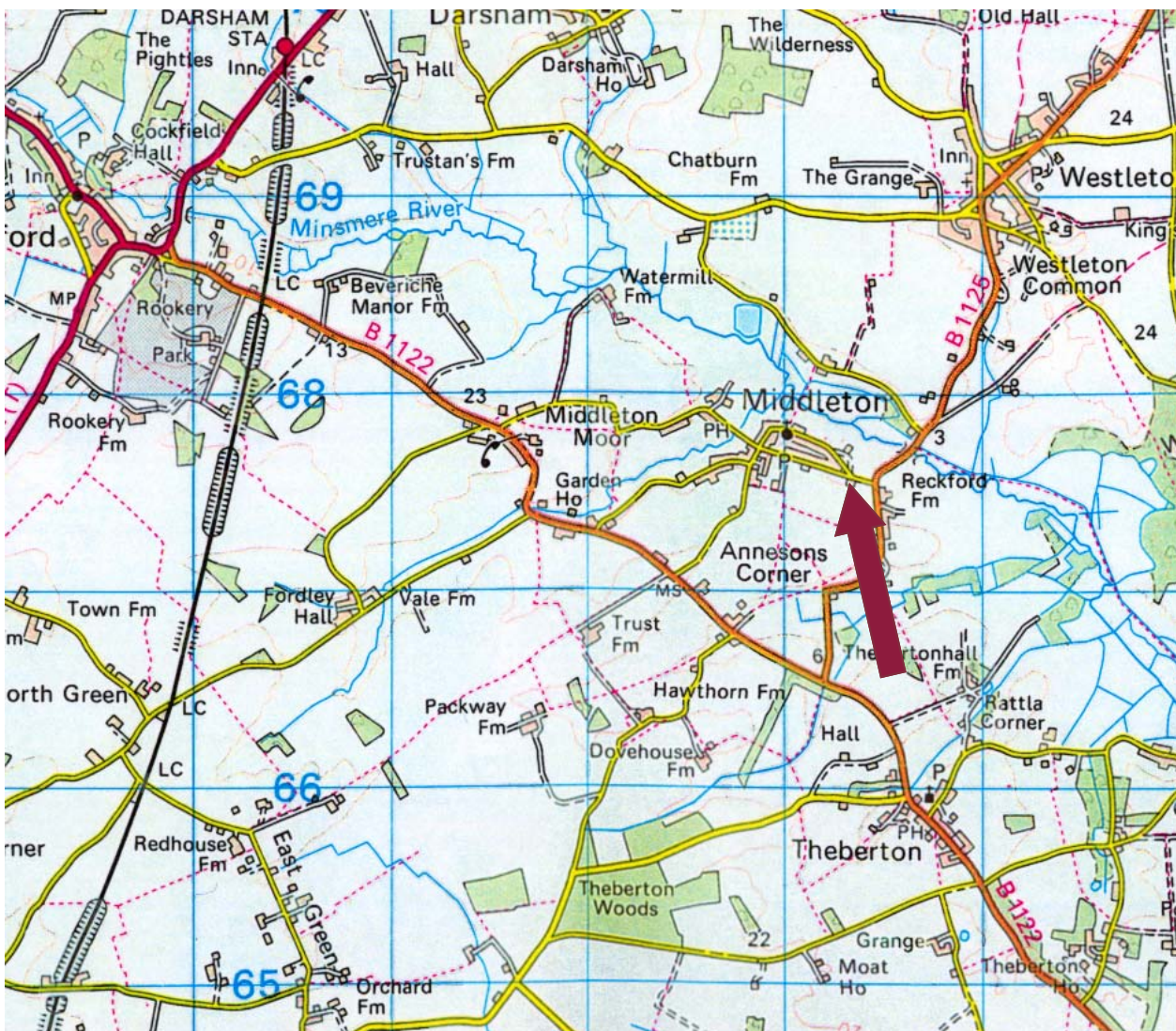


NOTES

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.

Directions

Heading north on the A12, passing through the village of Yoxford, take the right hand turn signposted to Middleton and Leiston. Continue along this road for approximately a mile and at Middleton Moor turn left down a single lane road that takes you into the heart of the village. At the crossroads, proceed straight across into Back Road and continue for approximately quarter of a mile. The entrance to the site will be found on the right hand side.



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Mrs Janice Parsons
Parsons and Whittley Ltd
1 London Street
Swaffham
PE37 7DD

Planning Permission

Town and Country Planning Act 1990

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

Our reference	DC/19/1511/FUL
Date valid	9 April 2019
Site	Proposed Development Site At , Back Road, Middleton
Parish	Middleton
Proposal	Hybrid application for residential development consisting of Full planning consent for 5 affordable units and 1 open market unit, and Outline planning consent for 2 self-build plots.

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:

SSP2 - Physical Limits Boundaries (East Suffolk Council - Suffolk Coastal District Local Plan - Site Allocations and Area Specific Policies Development Plan Document (January 2017))

XSP19 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

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SP29 - The Countryside (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM1 - Affordable Housing on Exception Sites (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM3 - Housing in the Countryside (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM4 - Housing in Clusters in the Countryside (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM19 - Parking Standards (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM22 - Design: Function (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM23 - Residential Amenity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

National Planning Policy Framework

Conditions:

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

The works to which this permission relate for plots 1,4,5,6,7 and 8 must be begun not later than the expiration of three years beginning with the date of this consent.

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

2. LISTING OF APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the following approved documents 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

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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 :

Defined Red Line Plan:

The defined Red Line Plan for this application is shown on Drwg. No. 3437.04 Rev A received 9 April 2019. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drwg. No. 3437.02 Rev B received 9 April 2019

Drwg. No. 3437.03 Rev A received 9 April 2019

Drwg. No. 3437.04 Rev A received 9 April 2019

Drwg. No. 3437.05 Rev A received 9 April 2019

Drwg. No. 3437.09 Rev A received 7 April 2020

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

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: RESERVED MATTERS.

The permission for plots 2 & 3 is an Outline Planning Permission issued in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before work on the development hereby permitted is begun, approval of the details of the appearance, landscaping, layout, access and scale (hereinafter called the "reserved matters") shall be obtained from the local planning authority.

Reason: As provided for in the Town and Country Planning (Development Management Procedure) (England) Order 2015, no such details having been given in the application

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: RESERVED MATTERS.

Plots 2 & 3 shall be subject to:

a) Application for approval of any reserved matters must be made within three years from the date of this outline permission and then

b) the development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

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Reason: In accordance with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004 (applicable since 24 August 2005).

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS - IMPROVEMENTS TO BACK LANE

No part of the development shall be commenced until details of the improvements to Back Lane including widening and any associated drainage have been submitted to and approved in writing by the Local Planning Authority. The improvements to Back Lane shall be constructed in their entirety prior to any other part of the development taking place.

Reason: To ensure that the improvements to Back Lane are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

Comment: The applicant will be required to enter into a S278 agreement with the Local Highway Authority (LHA) prior to carrying out this work. The applicant is advised to obtain a technical approval for the Back Lane improvement details from the LHA prior to the submission of such approved details to the local planning authority to discharge this recommended condition.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE AND ON GOING REQUIREMENT OF DEVELOPMENT: HIGHWAYS - ACCESS LAYOUT

No works shall be commenced to the dwellings until details of the proposed access have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed to binder (basecourse) level before any other part of the development taking place. The surface course shall be completed before occupation of the last dwelling. Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

Comment: As well as the 2.0m wide parallel visibility splay to the frontage (as indicated on Parsons and Whittleby Site Layout drawing number 347.05.A), clearance for forward visibility will be required across the left turn radius into the site because of the potential conflict with vehicles manoeuvring into and out of plot 1. To avoid such conflicts, the usual standard is to locate individual domestic vehicular accesses a minimum of ten metres away from road junctions but in this case the low traffic speeds coupled with good forward visibility on the turn in, the layout shown would be acceptable.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HIGHWAYS DETAILS

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No works shall be commenced to the dwellings until details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard

Comment: It is SCC as LHA policy to recommend that roads serving six or more dwellings be built to adoptable standards.

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: PARKING DETAILS

No works shall be commenced to the dwellings until details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

9. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: DETAILS OF BINS

Before the development is commenced above slab level details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

10. ACTION REQUIRED PRIOR TO SLAB LEVEL: LANDSCAPING SCHEME

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, proposed fence heights and type and also accurately identify spread, girth and species of all existing and proposed trees, shrubs and hedgerows on the site and indicate those to be retained and those to be introduced.

Reason - In the interests of visual amenity.

11. ON GOING REQUIREMENT FOR DEVELOPMENT: LANDSCAPING RETENTION SCHEME

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The approved landscaping scheme shall be implemented not later than the first planting season following completion of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SITE INVESTIGATION

No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:

As deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- an explanation and justification for the analytical strategy;
- a revised conceptual site model; and
- a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including: BS 10175:2011+A1:2013 and CLR11.

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.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: REMEDIATION

No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission shall take place if any contamination is discovered as part of the approved site investigation until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:

- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
- an explanation, including justification, for the selection of the proposed remediation methodology(ies);
- proposed remediation objectives and remediation criteria; and

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- proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.

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.

14. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: IMPLEMENTATION OF REMEDIATION

Prior to any occupation or use of the approved development the RMS approved under condition 13 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

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.

15. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: VALIDATION

A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:

- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
- evidence that any RMS approved in pursuance of conditions appended to this consent has been carried out competently, effectively and in its entirety; and - evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

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.

16. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DISCOVERY OF UNEXPECTED CONTAMINATION

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

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(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 and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS 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 approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

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.

17. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
- The scheme of investigation shall include an assessment of significance and research questions; and:
- a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Policies SP1

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and SP 15 of Suffolk Coastal District Council Core Strategy Development Plan Document (2013) and the National Planning Policy Framework (2012).

18. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 17 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Policies SP1 and SP 15 of Suffolk Coastal District Council Core Strategy Development Plan Document (2013) and the National Planning Policy Framework (2012).

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. 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.
3. 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.
4. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.
5. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.
6. The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

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7. S278 and S38 application forms can be found at:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

Yours sincerely,



Philip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management
East Suffolk Council

Date: 9 July 2020

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Please read notes below

Note

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

Town and Country Planning Act 1990

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

Appeals to the Secretary of State

- 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 section 78 of the Town and Country Planning Act 1990.

Planning applications: Sections 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.

- 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/planning-inspectorate>. 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.

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- 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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