

*A range of former agricultural buildings with Permitted Development for conversion to three separate dwellings on a site of over 2½ acres, located in a delightful rural location on the edge of Stonham Aspal.*

Guide Price  
£375,000 Freehold  
Ref: P7221/J

The Piggeries  
Mill Green Farm  
Debenham Road  
Stonham Aspal  
Suffolk IP14 6BZ



Permitted development to convert a range of modern barns to create three separate dwellings together with gardens and parking on a total site of approximately 2.67 acres (1.08 hectares) in all. Potential to create one single dwelling, subject to the necessary consents.

Contact Us



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

## Description

Permitted Development was granted by Mid Suffolk District Council on 7th July 2023 - reference DC/23/02404. A copy of the Prior Approval Notice is included within these particulars together with extracts of the consented plans. It is understood that the development must be completed within three years of the Prior Approval date, but interested parties should satisfy themselves in that regard.

The consented plans provide for an impressive range of three 'link detached' new dwellings which have been designed in a contemporary fashion. Two of the proposed dwellings are single storey in height, with the accommodation comprising an entrance hall, open plan kitchen/dining room and living room together with a master bedroom with en-suite shower room, two further bedrooms and a bathroom. The third dwelling has accommodation arranged over two floors, and is of a similar layout with an entrance hall, open plan kitchen/dining room, sitting room, study, second lounge/playroom and guest bedroom with en-suite shower room on the ground floor, together with a master bedroom with dressing area and en-suite shower room, two further double bedrooms, both with en-suite shower rooms, and a bathroom on the first floor. It is proposed that the external elevations will be in black fibre cement sheets together with aluminium framed windows and doors.

The plans provide for parking areas at either end of the properties, together with modest gardens to the rear. The agricultural land beyond the permitted residential area (the permitted red line plan) is also included in the sale. In all, the site being offered for sale extends to approximately 2.67 acres (1.08 hectares). It should be noted that the land hatched blue on the plan included within these particulars is outside of the planning permitted red line plan and will still be deemed as agricultural. As such, a change of use to garden land would be required.

Alternatively, The Piggeries could potentially be developed into an impressive, single residential dwelling, subject to the necessary consents. The architects involved with the site to date, KWA Architects of Cambridge, have also produced an indicative plan of how the buildings could accommodate a single dwelling of just over 4,500 sq ft (425 sqm), and extracts of that plan are included within these particulars.

## Accommodation

Unit	Approx Sq Ft	Approx Sqm
1	2,150	199.8
2	1,285	119.4
3	1,285	119.4
<b>Total</b>	<b>4,720</b>	<b>438.6</b>

## Services

We understand that electricity and water is already connected to the site, although prospective purchasers should satisfy themselves in relation to the availability and capacity of services. We assume that drainage will be to new private treatment plants. Interested parties should carry out their own investigations with regard to the availability and capacity of services.

## Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 123 4000 or [planningyellow@babberghmidsuffolk.gov.uk](mailto:planningyellow@babberghmidsuffolk.gov.uk).

## Architects

The architects involved with the project to date are KWA Architects (Cambridge) Ltd, Chalk Farm, High Street, Babraham, Cambridge, CB22 3AG; Tel: 01223 839992. Email: [kwa@kwaarchitects.co.uk](mailto:kwa@kwaarchitects.co.uk).

## Community Infrastructure Levy (CIL)

We understand that Community Infrastructure Levy (CIL) is payable, which was set at £41,372.89 on 18th July 2023 (reference LN00007046), but we understand that this figure is subject to indexation. A copy of the Liability Notice is available on request. If the site is subsequently developed as a single dwelling and the site is purchased by a self-builder/owner occupier, then we understand that exemption from CIL may be available. Any detailed enquiries relating to CIL should be referred to the local planning authority, Mid Suffolk District Council;

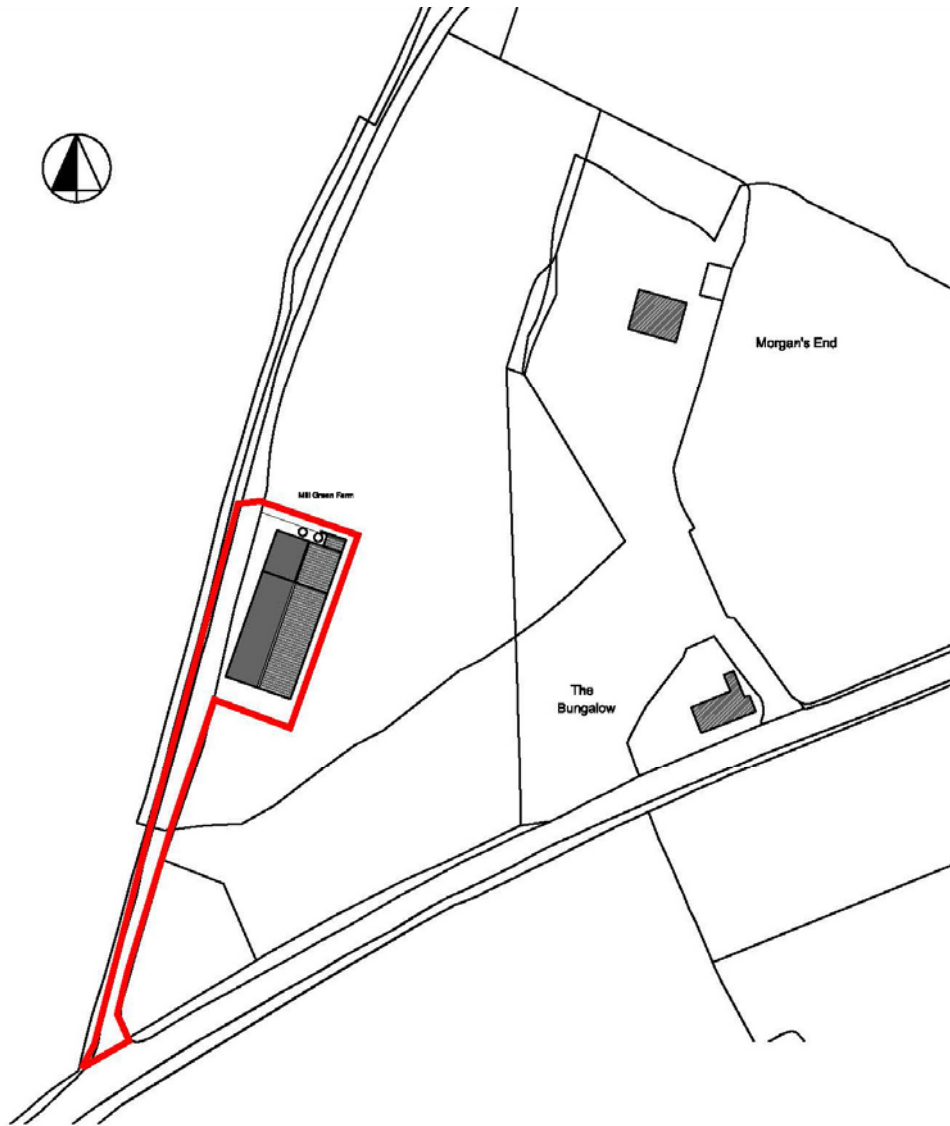


## NOTES

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. It is believed that the barn is clad in asbestos. An asbestos refurbishment/demolition survey was commissioned in 2016, and a copy is available on request.

*January 2024*

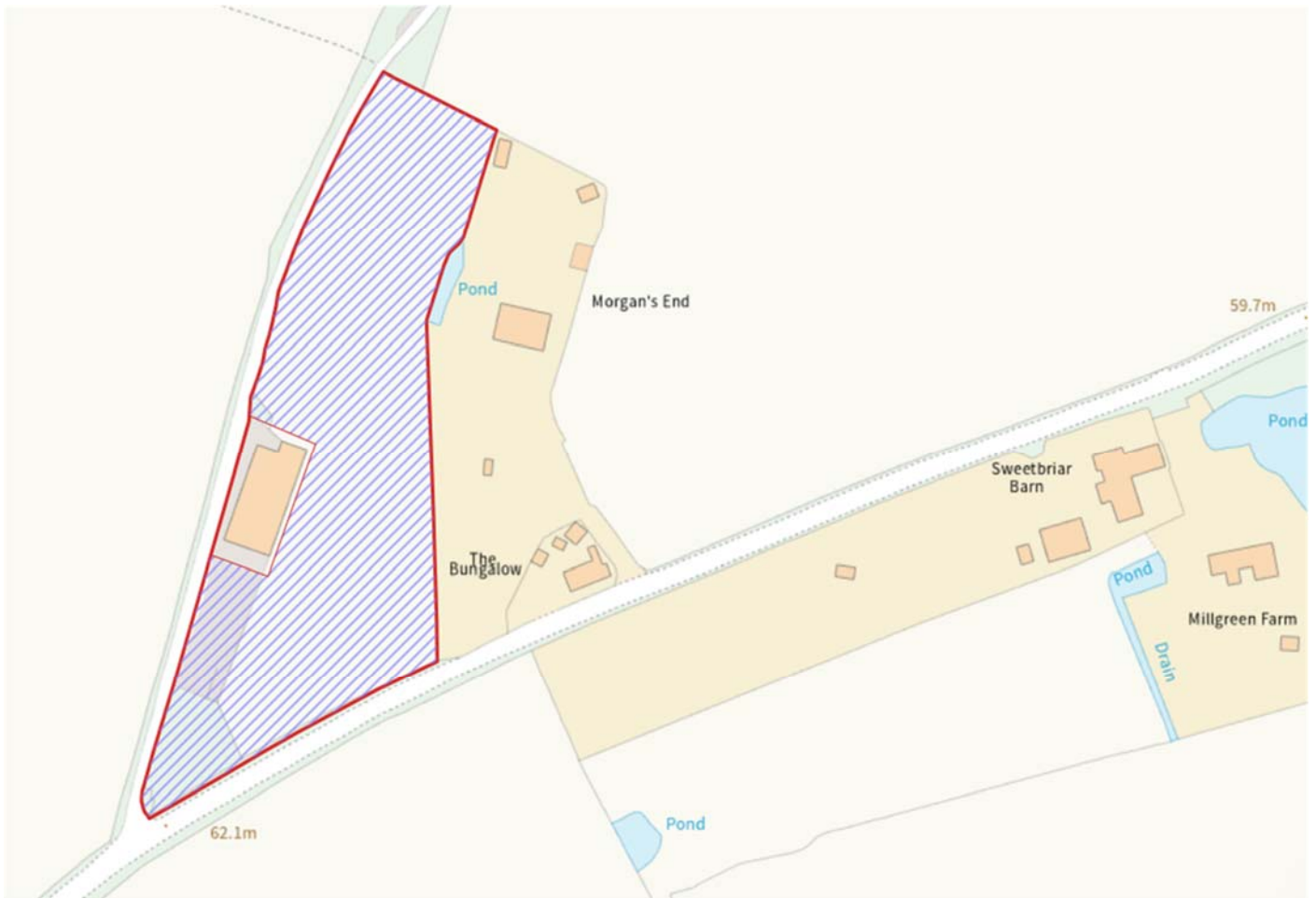
Planning Permitted Red Line Area - Indicative Only



Prospective purchasers should note that the driveway does not form part of the Title being sold.



## Site Plan - Indicative Only



We understand that the Prior Approval is for the building and immediate curtilage as per the indicative plan above, and the additional land surrounding the barn, hatched blue, is still deemed agricultural land.



# Proposed Floorplan - Ground Floor - Three Dwellings

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ffolk.gov.uk.

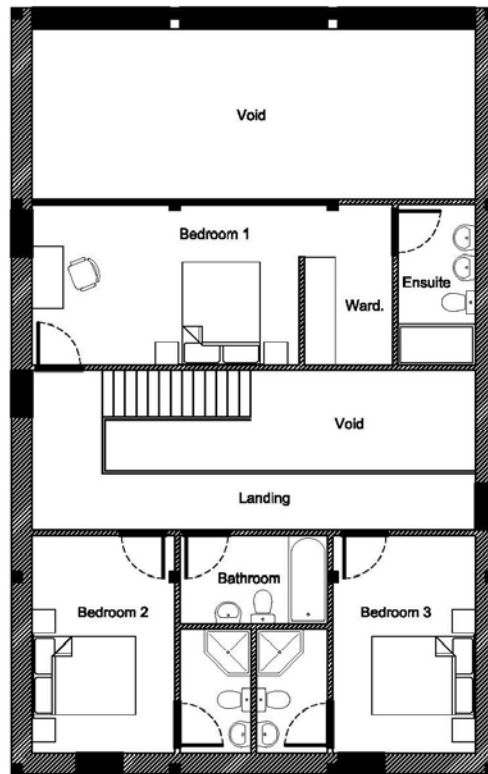
## Viewing

The property can be viewed at any time with particulars in hand. Prospective purchasers should not block the driveway which is owned by a third party and over which the site has a right of way. Viewers will be accessing and inspecting the site entirely at your own risk.



Proposed Ground Floor Plans

## Proposed Floorplan - First Floor Plot 1 - Three Dwelling Plan



Unit 1 - Floor Area - 80.4 m.sq

Proposed First Floor Plan



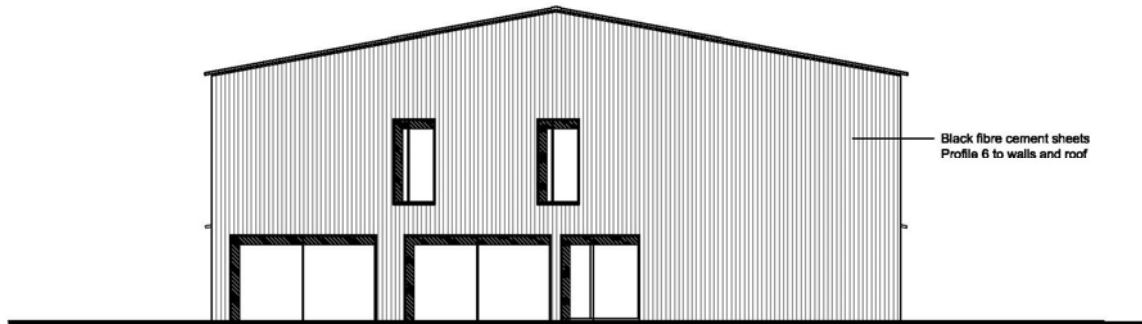
# Proposed Elevations — Three Dwelling Plan



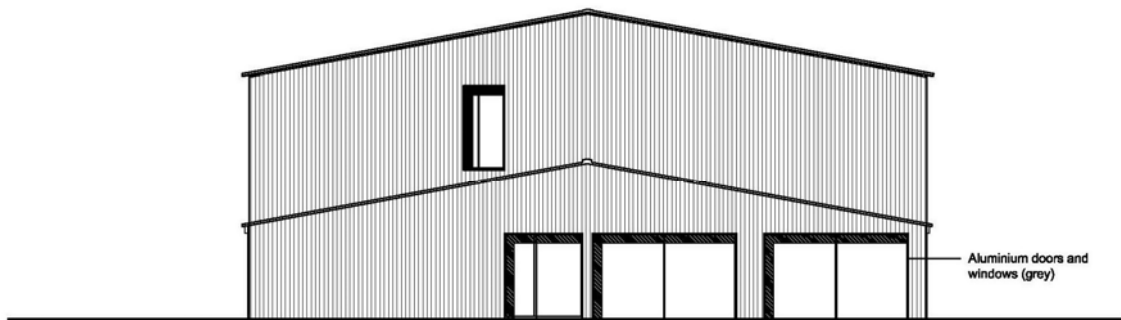
Proposed Front Elevation (West)



Proposed Rear Elevation (East)



Proposed Side Elevation (North)

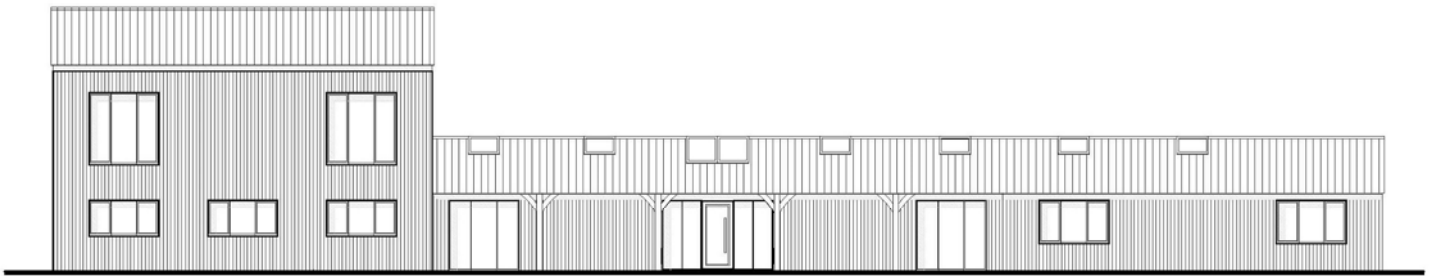


Proposed Side Elevation (South)

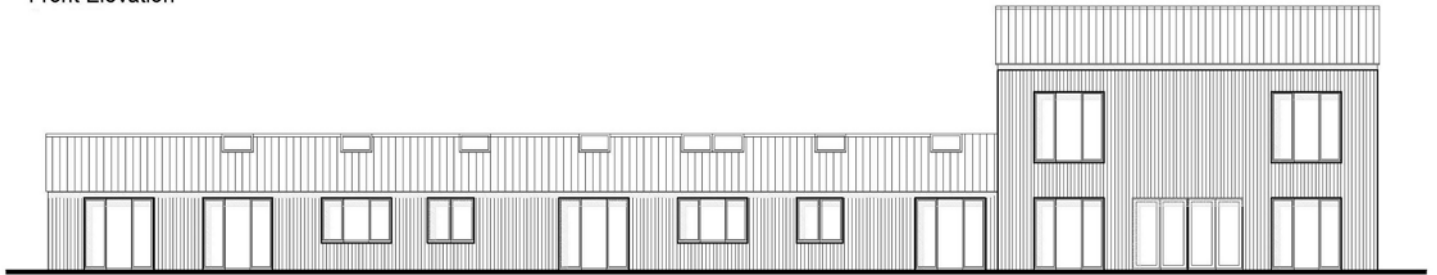




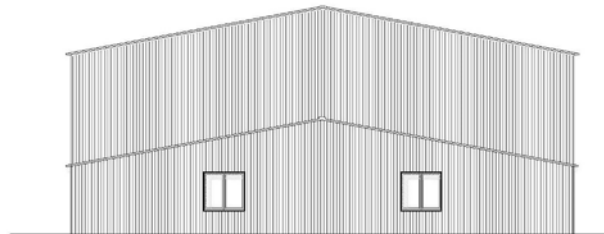
# Indicative Elevations - Single Dwelling



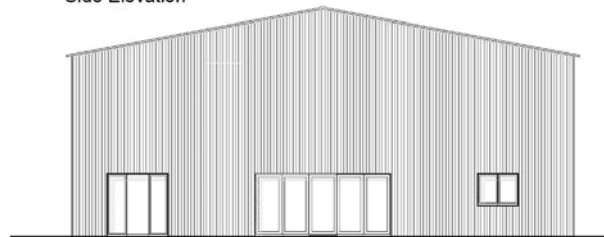
Front Elevation



Rear Elevation

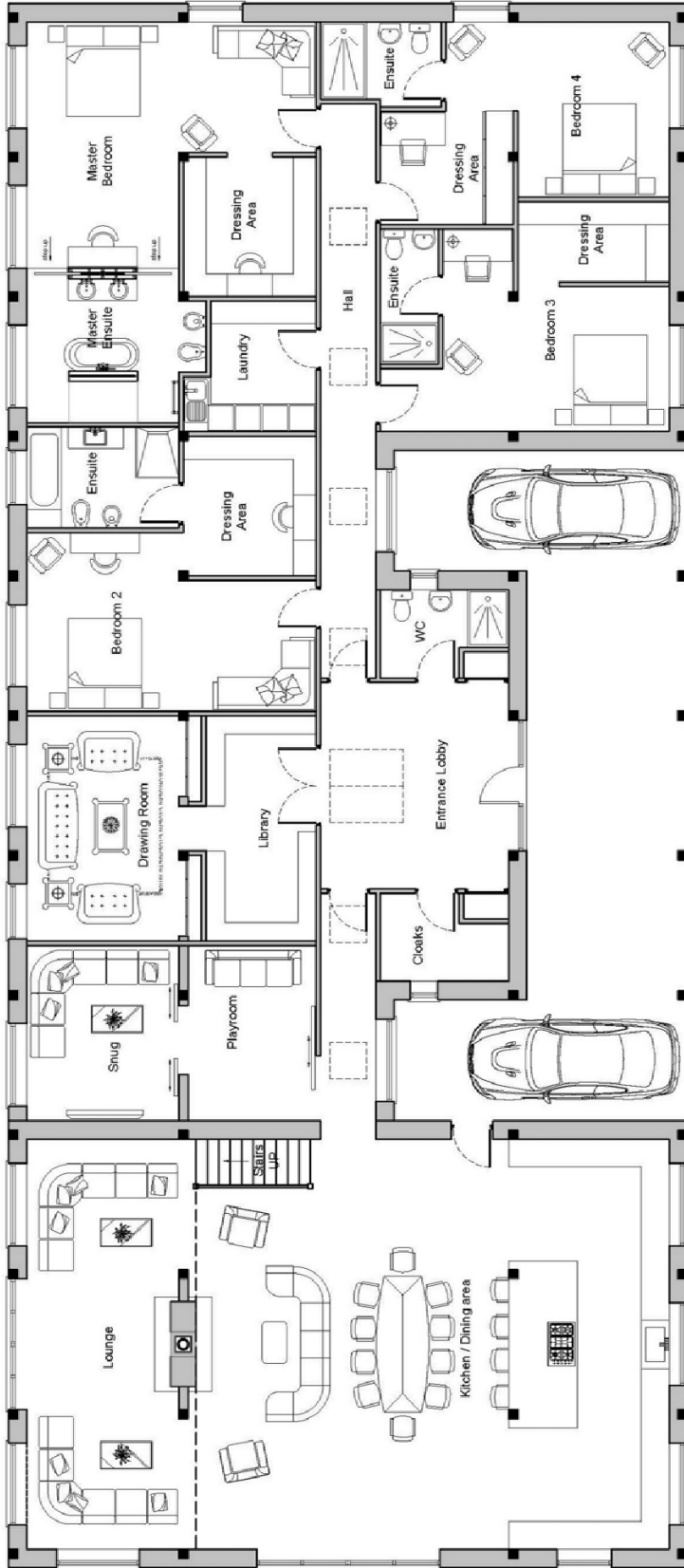


Side Elevation

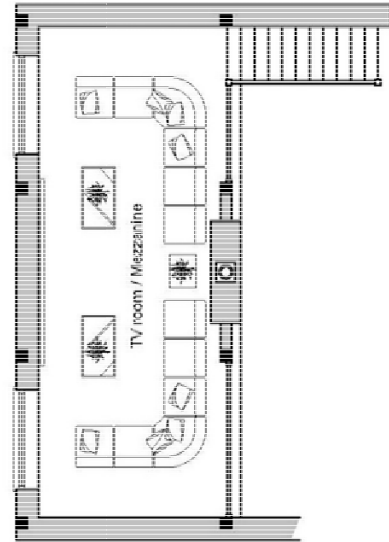


Side Elevation

# Indicative Floorplan - Single Dwelling



Proposed Ground Floor  
Scale 1:100

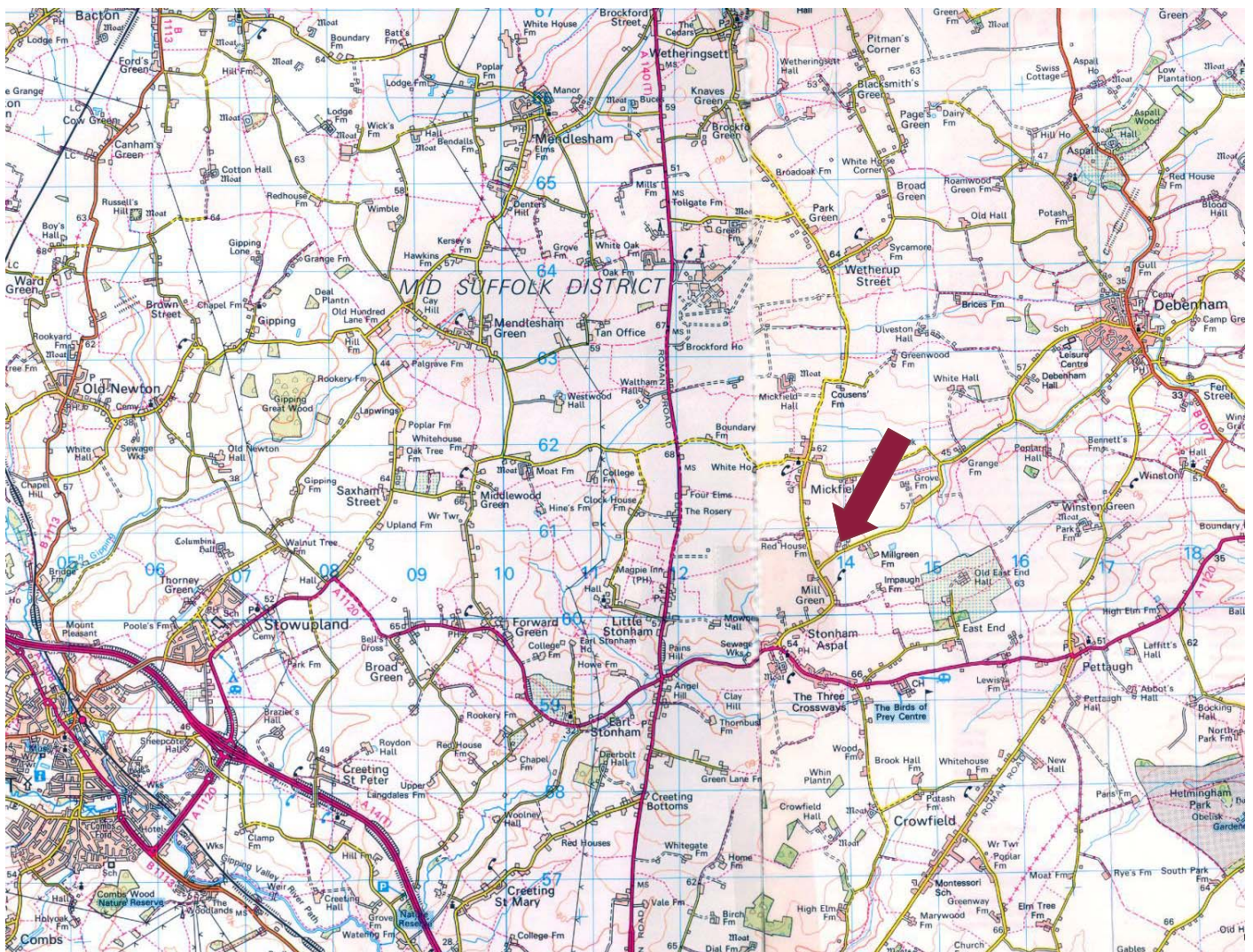


Proposed First Floor Mezzanine  
Scale 1:100

## Directions

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

For those using the What3Words app: [///minute.airstrip.slams](http://minute.airstrip.slams)



Need to sell or buy furniture?

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

**Philip Isbell – Chief Planning Officer**  
**Sustainable Communities**

**Mid Suffolk District Council**  
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



Mrs Meghan Bonner  
Chalk Farm  
High Street  
Babraham  
Cambridge  
CB22 3AG  
United Kingdom

**Please ask for:** Alex Breadman  
**Your reference:** 1417 - Mill Green Class Q - R...  
**Our reference:** DC/23/02404  
**E-mail:** [planningyellow@babberghmidsuffolk.gov.uk](mailto:planningyellow@babberghmidsuffolk.gov.uk)  
**Date:** 17th July 2023

Dear Sir/Madam

**PRIOR APPROVAL - AGRICULTURAL TO DWELLING - DC/23/02404**

**Notification under Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015**

**Proposal:** Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (C3) and for building operations reasonably necessary for the conversion. Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) Schedule 2, Part 3, Class Q - Conversion to form 3 No dwellings.

**Location:** Mill Green Farm, Debenham Road, Stonham Aspal (part In The Parish Of Mickfield), Stowmarket Suffolk IP14 6BZ

**Section A – Plans & Documents:**

This decision refers to drawing no./entitled 1076-P01A - received 22/05/2023 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:

Plans - Proposed 1076-P03B - Received 28/06/2023  
Plans - Proposed 1076-P04 - Received 28/06/2023  
Defined Red Line Plan 1076-P01A - - Received 22/05/2023  
Plans - Existing 1076-P02A - Received 22/05/2023  
Application Form - Received 22/05/2023  
Planning Statement - Received 22/05/2023  
Structural Survey - Received 22/05/2023  
Demolition Report - Received 22/05/2023

**Section B:**

The **Mid Suffolk District Council** hereby give notice in pursuance of the above legislation:

- 1) That prior approval to the development is required
- 2) Prior approval has been **GIVEN** subject to the following conditions:

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

The development hereby approved must be completed within a period of 3 years starting with the prior approval date.

Reason - To comply with the requirements of paragraph Q.2.-(3) of Part 3, of Schedule 2, of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended).

2. APPROVED PLANS & DOCUMENTS - PRIOR APPROVAL

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 approval 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.

Reason - To comply with the requirements of paragraph W-(12) of Part 3, of Schedule 2, of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended).

3. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: PROVISION OF ACCESS

The new vehicular access shall be laid out and completed in all respects in accordance with drawings listed under Section A; and made functionally available for use prior to first occupation of any building. The access shall be retained thereafter in its specified 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.

4. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: HIGHWAYS - ACCESS SURFACE TREATMENT

Prior to the development hereby permitted being first occupied, the approved access onto the fronting access road shall be properly surfaced with a bound material for a distance of up to 5 metres from the edge of the fronting road. The bound material shall then be retained thereafter.

Reason - To secure appropriate improvements to the existing vehicular access in the interests of highway safety having regard to the increase in its use which will result from the development permitted and to prevent hazards caused by loose materials being carried out into the highway.

5. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: HIGHWAYS - SURFACE WATER DISCHARGE PREVENTION

Prior to the development hereby permitted being first occupied, means to prevent the discharge of surface water from the development onto the fronting access road shall be fully carried out and shall be retained thereafter.

Reason - To prevent hazards caused by flowing water or ice on the highway.

6. ACTION REQUIRED PRIOR TO USE/OCCUPATION: HIGHWAYS - PROVISION OF PARKING

The use shall not be commenced until the area within the site shown on Drawings listed under Section A for the purposes of loading, unloading, manoeuvring and parking (including garage spaces as applicable) of vehicles has been provided and made functionally available. Thereafter that area/s shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

Reason - To ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety.

7. ACTION REQUIRED PRIOR TO FIRST USE/OCCUPATION: HIGHWAYS - ELECTRIC VEHICLE CHARGING

The use shall not commence, and the dwelling/s hereby approved shall not be occupied, until at least 1 no. wall charging unit for electric vehicle charging has been provided within the curtilage of each dwelling hereby approved. The charging unit(s) provided shall allow electric vehicles to be parked and charged on the site, clear of the public highway.

Reason - To ensure the provision of charging infrastructure for electric vehicles in accordance with the provisions of development plan policy CS3 and the NPPF, and current adopted LPA parking standards.

8. ACTION REQUIRED PRIOR TO FIRST OCCUPATION OF DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS

Prior to the first occupation of the development details of the areas to be provided for storage of Refuse/Recycling bins and any associated collection areas shall be submitted to and approved, in writing, by the Local Planning Authority. The approved areas shall be provided in their entirety before the development is first occupied 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.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FOUL WATER DRAINAGE, TREATMENT AND DISPOSAL

The use shall not commence and no building shall be used or occupied until details of the proposed means of foul water drainage, treatment and disposal have been submitted to and

approved, in writing, by the Local Planning Authority. No part of the proposed development shall be first occupied or brought into use until the agreed method of foul water drainage, treatment and disposal has been fully installed and has been made functionally available for use. The approved means of foul water drainage, treatment and disposal shall thereafter be retained as approved.

Reason - To ensure that an adequate and satisfactory means of foul drainage is provided.

NB: Where package treatment plants are proposed, the applicant must provide confirmation in writing detailing how the proposal will meet the requirements of the updated General Binding Rules.

10. ON GOING REQUIREMENT OF DEVELOPMENT/USE: PROHIBITION ON BURNING

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

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

11. COMPLIANCE REQUIRED: WORKING HOURS

No construction or demolition work related to the hereby permitted development shall operate outside the hours of 08:00 and 18:00; Mondays to Fridays, and 09:00 and 13:00 on Saturday. There shall be no working on Sundays and Bank Holidays. There shall be no deliveries to or from the site outside of these hours.

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

12. 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 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; and - 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.

**NOTES:**

The applicant is reminded that this approval is subject to the development being:-

In accordance with Class Q Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended);



1. If you have applied for a change of use only (class Q (a) only) before you begin development you must apply to the local planning authority to determine whether the prior approval of the authority will be required in relation to:
  - a) Highways impacts
  - b) Noise impacts
  - c) Contamination risks
  - d) Flooding risk
  - e) Whether the location and siting of the building makes it impractical or undesirable

The development under class Q (a) and (b) must be completed within a period of 3 years starting with the prior approval date.

#### **Informative Notes:**

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. **Highways Note**

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's Central Area Manager should be contacted on Telephone 01473 341414. Further information go to: [www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/](http://www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/)

3. **Land Contamination Note**

The Council's environmental protection team has assessed the site and proposal and can find no reason to suggest that there is a potential risk from land contamination. The applicant is however advised to contact the Council's environmental protection team on 0300 123 4000 should any unexpected ground conditions be encountered during construction of the development hereby approved.

The developer is hereby made aware that the responsibility for the safe development and secure occupancy of the site rests with them.

4. **Protected Species Note**

The developer is hereby reminded of their obligations under the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended) in the carrying out of the development hereby approved.

5. **Lead Local Flood Authority 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 catchment may be 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 section 50 license under the New Roads and Street Works Act 1991
- o Any works to a main river may require an environmental permit.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here: CIL in Babergh and CIL in Mid Suffolk or by contacting the Infrastructure Team on: [infrastructure@baberghmidsuffolk.gov.uk](mailto:infrastructure@baberghmidsuffolk.gov.uk)

Yours faithfully

**Philip Isbell**  
*Chief Planning Officer – Sustainable Communities*

## **Important Notes to be read in conjunction with your Decision Notice**

### **Please read carefully**

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.

**Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development.** Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

### **Discharging your obligations under a condition:**

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

### **Building Control:**

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

## 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 practise refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

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.

\*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.