

An exciting opportunity to acquire a part completed barn conversion occupying a site of nearly a third of an acre with pp to create a 3 bedroom single storey dwelling in a delightful rural location.

Guide Price
£350,000 Freehold
Ref: P7417/J

Plot 2
Red House Farm
Otley Road
Framsden
Suffolk IP14 6HU



A part completed barn conversion on a site extending to approximately 0.3 acres (0.12 hectares) with planning permission to create an impressive, contemporary designed dwelling of nearly 1,200 sq ft (111 sqm) with accommodation to comprise: Entrance hall, open plan kitchen/dining room, living room and utility room, together with a principal bedroom with en-suite shower room, two further bedrooms and bathroom. Outside it is proposed that there will be a generous enclosed courtyard area together with large garden to the rear backing onto open agricultural land.

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Location

Red House Farm lies within the parish of Framsdén, away from the village itself, on the border of Otley parish. It is a particularly pleasant rural location along a small country lane amongst other farmhouses and historic Suffolk barns which are currently being converted to residential use. The village of Framsdén itself is 1.5 miles and Otley, just over a mile. Otley benefits from a pub, shop, doctors surgery and primary school. Woodbridge, located on the back of the river Deben, is 8 miles. The country town of Ipswich with rail services to London's Liverpool Street station, is 10 miles. The heritage coast with destinations such as Aldeburgh is 21 miles. From the property itself, are a wide variety of small lanes, ideal for bike rides along with footpaths for country walks.

Description

Planning permission was granted by Mid Suffolk District Council on 30th September 2022 for the change of use and conversion (including extension) of traditional farm buildings to create three separate dwellings - Reference DC/22/03270. This barn conversion is referred to as Plot 2, and forms part of a development of just four plots; a new build and three conversions, which are all under construction. A copy of the planning permission for the barn conversions, together with extracts of the consented plans, is included within these particulars.

The planning permission provides for the creation of an impressive, contemporary designed single storey barn conversion that extends to nearly 1,200 square feet (111 sqm) in all. The proposed accommodation comprises an entrance hall, open plan kitchen/dining room that links through to the living room with doors opening onto the patio and rear garden. In addition there is a principal bedroom with en-suite shower room, two further bedrooms, a bathroom and utility room.

Outside the property will be approached via a private driveway that will be shared with the neighbouring barn conversion and new build property, and this leads to a generous courtyard parking and turning area immediately beside the property. To the rear of the plot there will be a substantial garden, backing onto open agricultural land, and this area can also be accessed via a right of way via the track beside and to the rear of Plot 1.

The drawings that accompanied the planning permission provide for roof coverings of clay pantiles together with elevations comprising the existing red brick walling and black weatherboarding. The windows and doors are proposed to be in dark grey aluminium.

Construction Works To Date

The developer of the site has decided to offer Plot 2 in a part converted state, allowing an incoming purchaser to complete the project to their own taste and specification. The building contractor, LT Contractors, are undertaking the works to Plots 3 and 4, and they would be pleased to discuss costings to finish Plot 2 to a purchaser's own specification - www.ltcontractors.co.uk.

The considerable works completed to date comprise the following:

- Repair and/or replacement of any external walls and cladding
- Installation of structural steel works to support the new roof structure and covering with reclaimed pantiles
- Installation of a new concrete floor throughout
- Installation of internal dividing walls (that provide structural integrity)
- New living room extension
- Foul drainage to a new treatment plant and surface water drainage.

In addition, new independent electricity and water supplies will be brought to the edge of the site being sold.

The purchaser of Plot 1 is obliged to construct the boundary wall/fence between Plots 1 and 2, but it will be the responsibility of the purchaser of Plot 2 to erect their own boundary wall/fences along the western and northern boundaries together with any walling around the courtyard.

Community Infrastructure Levy (CIL)

We are advised that there is no CIL liability on any of the barn conversions.

Proposed Service Charge

The development, as a whole, will benefit from a shared access road together with communal land to the front of the site. The purchaser of this plot will be required to pay 25% towards the maintenance and upkeep of the shared access road and any communal areas.

Services

The vendor is arranging for new independent electricity and water supplies to be installed to the edge of the plot. Drainage will be to a new private treatment plant that the vendor has already installed.

Viewing

As the plot forms part of a development site, viewing is strictly by prior appointment with the agent.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067



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.

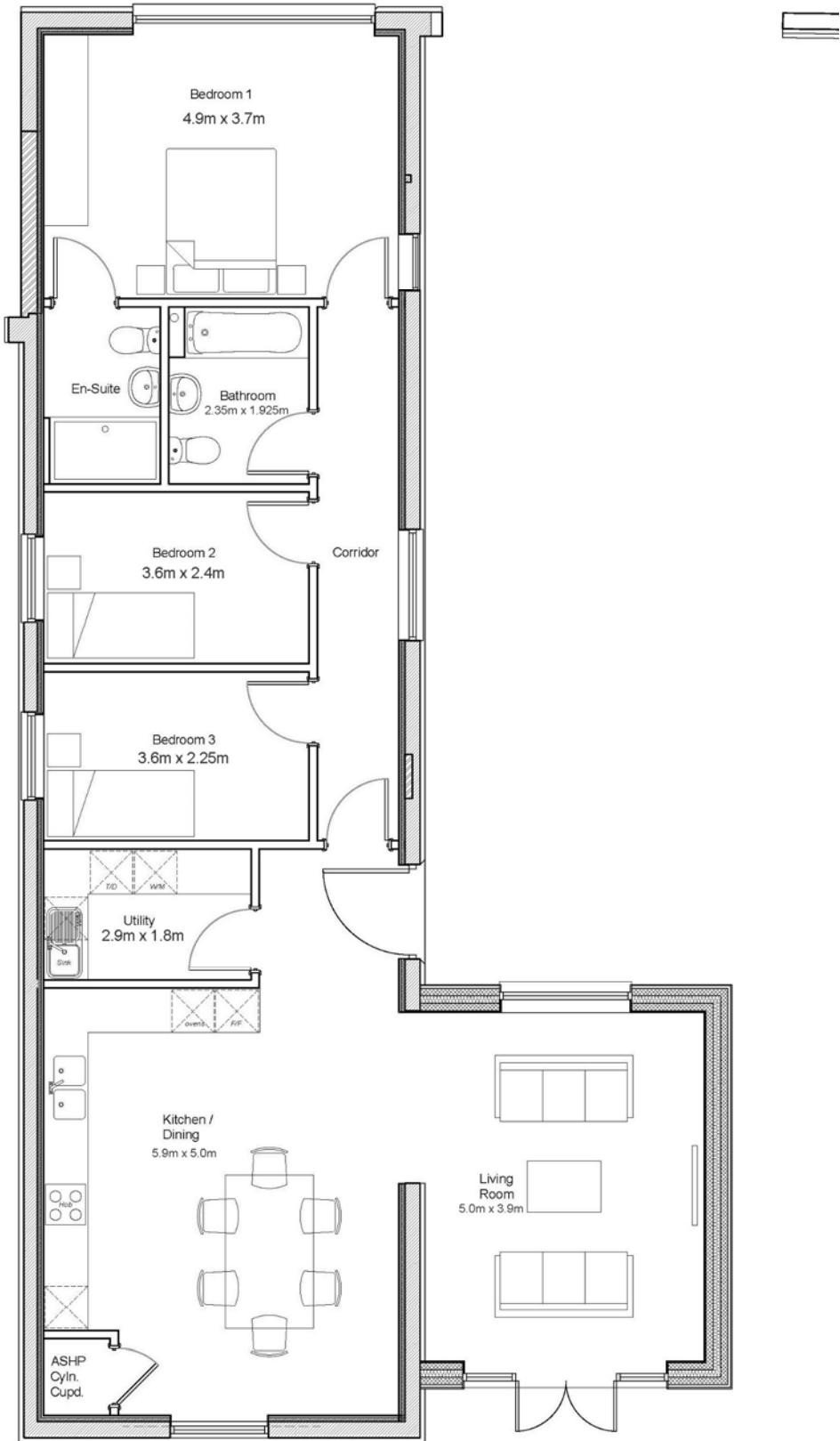
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

August 2024

Photographs taken 12 August 2024

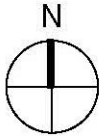


Proposed Floorplans - Indicative Only



Proposed Ground Floor Plan - Indicative Only
Plot 2

Proposed Site Plan - Indicative Only



Red line denotes extent of the site being sold
Right of way shaded green





PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address: Peter Wells Architects Ltd Ferry Quay House Ferry Quay Woodbridge IP12 1BW	Applicant: Clerks Well Developments Ltd 290 High Street Aldeburgh IP15 5DQ
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Date Application Received: 28-Jun-22	Application Reference: DCI/22/03270
Date Registered: 29-Jun-22	

Proposal & Location of Development:
Planning Application – Change of use and conversion (including extension) of traditional farm buildings to 3no. dwellings

Red House Barns, Red House Farm, Otley Road, Framsden Stowmarket Suffolk IP14 6HU

Section A – Plans & Documents:

This decision refers to drawing no./entitled PW1206_PL01C received 01/09/2022 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:

Floor Plan - Proposed PW1206_PL04C - Received 26/09/2022
Elevations - Proposed PW1206_PL08B - Received 26/09/2022
Floor Plan - Existing PW1209_PL02 - Received 28/06/2022
Elevations - Existing PW1209_PL05 - Received 28/06/2022
Elevations - Existing PW1209_PL06 - Received 28/06/2022
Design and Access Statement PW1209 - Received 28/06/2022
Ecological Survey/Report Liz Lord Ecology_1706 - Received 28/06/2022
Heritage Impact Assessment October 2021 - Received 28/06/2022
Preliminary Ecological Appraisal Liz Lord Ecology_1679 - Received 28/06/2022
Structural Survey IA21/194 - Received 28/06/2022
Land Contamination Assessment Stage 1 IE21/058/S1/T1 - Received 28/06/2022
Land Contamination Assessment Appendix D & Groundsure - Received 28/06/2022

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

4. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E and H and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out, - no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected, except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

5. SPECIFIC RESTRICTION ON DEVELOPMENT: DEMOLITION OF BARNs

The modern barns to the north of plots 1 and 2 shown on the approved site plan for demolition shall be demolished prior to the commencement of works to convert the buildings.

Reason - To ensure the potential for a conflict of uses is removed from the site and in the interests of visual amenity and the character and appearance of the area.

6. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CONTAMINATION

No development shall take place until:

1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.
2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.
3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.
4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.
5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.

Reason - To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

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

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

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

3. ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use or first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

7. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of the development, including any demolition works, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the management of:
- Construction traffic and Deliveries, including mitigation for mud and dirt on the highway
- Noise and Vibration
- Dust
- Lighting

And any other site specific impacts that may affect off site receptors and members of the public. The agreed CMS shall be followed unless otherwise agreed in writing with the local planning authority.

8. SPECIFIC RESTRICTION ON DEVELOPMENT: RESTRICTION ON CONSTRUCTION TIMES

All construction activities, including site clearance and demolition, shall be limited to:
0800-1800 Mon-Fri,
0900-1600 Sat,
with no working on Sundays or Public Holidays.
These times include deliveries to and collections from site.

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

9. SPECIFIC RESTRICTION OF DEVELOPMENT: BURNING ON SITE

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

Reason - To minimise detriment to nearby residential amenity.

10. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Liz Lord Ecology, June 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECOW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

Reason - To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as

- amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).
11. **PRIOR TO COMMENCEMENT OF WORKS TO THE BARN: SUBMISSION OF A COPY OF THE EPS LICENCE FOR BATS**
- Any works which will impact the breeding / resting place of bats shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."
- Reason - To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.
12. **ACTION REQUIRED PRIOR TO FIRST OCCUPATION: BIODIVERSITY ENHANCEMENT LAYOUT**
- Prior to occupation of the first barn to be converted, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Liz Lord Ecology, June 2022) shall be submitted to and approved in writing by the local planning authority.
- The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.
- Reason - To enhance protected and Priority species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).
13. **ACTION REQUIRED PRIOR TO COMMENCEMENT: PROVISION OF ACCESS**
- No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with Suffolk County Council's Standard Access drawing no. DM01; and with an entrance width of 4.5 metres for a distance of 5 metres measured from the nearside edge of the carriageway and made available for use. Thereafter the access shall be retained in the specified form.
- Reason - To ensure that the layout of the existing access is improved to an appropriate specification at an appropriate time in the interests of the safety of persons using the access and users of the highway.
- provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.
- Reason - To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2019) where on-street parking and manoeuvring would be detrimental to the safe use of the highway.
14. **ACTION REQUIRED PRIOR TO FIRST OCCUPATION: HIGHWAYS - ACCESS SURFACE TREATMENT**
- Prior to the development hereby permitted being first occupied, the existing access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.
- Reason - To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.
15. **ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS**
- Before the access is first used visibility splays shall be provided as shown on Drawing No. PW1209_PL09B with an X dimension of 2.4 metres and a Y dimension of 59 metres to the west and 56 metres to the east [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form.
- Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.
- Reason - To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.
16. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS TO ACCESS: HIGHWAYS - SURFACE WATER DISCHARGE PREVENTION DETAILS REQUIRED**
- Before works are commenced to the access, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water.
- The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
- Reason - To prevent hazards caused by flowing water or ice on the highway.
17. **ACTION REQUIRED PRIOR TO USE/OCCUPATION - HIGHWAYS: PROVISION OF PARKING**
- The use shall not commence until the area(s) within the site shown on drawing no. PW1209_PL03C for the purposes of manoeuvring and parking of vehicles has been
18. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - HIGHWAYS: CYCLE STORAGE**
- Before the development is commenced details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles 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 promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking (2019).
19. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - HIGHWAYS: EV CHARGING**
- Before the development is commenced details of the infrastructure to be provided for electric vehicle charging points 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 - In the interests of sustainable travel provision and compliance with Local Plan Sustainable Transport Policies.
20. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: MECHANICAL VENTILATION**
- Prior to the installation of mechanical ventilation, manufacturers details and annotated photographs or plans detailing any new mechanical ventilation shall be submitted to and approved, in writing, by the Local Planning Authority. Such details as may be agreed shall be those used in the development and fully applied prior to the first occupation/use.
- Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.
21. **ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: AGREEMENT OF WALL BUILD UP**
- Prior to the installation of the wall build up for the ensuite within the cattle shed, manufacturers details and section drawings detailing the proposed wall build up for the ensuite within the cattle shed shall be submitted to and approved, in writing, by the Local Planning Authority. Such details as may be agreed shall be those used in the development and fully applied prior to the first occupation/use.
- Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.
22. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF PROPOSED MATERIALS**
- Prior to the commencement of works, manufacturers details of all proposed wall and roof cladding shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first occupation.
- Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.
23. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF PROPOSED FENESTRATION**
- Prior to the commencement of works, fenestration details in the form of manufacturers details and scaled sectional and elevational drawings shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.
- Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.
24. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF PROPOSED RAINWATER GOODS**
- Prior to the installation of any new rainwater goods, the manufacturers details of the proposed rainwater goods shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first occupation/use.
- Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

25. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF PROPOSED EXTERNAL FLUES

Prior to the installation of any external flues, manufacturers details and annotated photographs or plans detailing any new external flues shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the building.

26. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BOUNDARY TREATMENT

Prior to the installation of boundary treatment, detailed elevational drawings, sections as appropriate and manufacturers material details of the proposed boundary treatments shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

27. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: HARD SURFACING MATERIALS

Prior to the installation of hard surfacing materials, manufacturers details and annotated block plan detailing all proposed hard surfacing materials should be submitted and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

28. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: REPAIR WORKS TO BUILDINGS

Following the additional investigative works to the barns, full details of the proposed repair works to all buildings (particularly the stables and threshing barn) shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the building.

o Any works to a main river may require an environmental permit

3. Highways Note

Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council must be contacted on Tel: 0345 606 6171.

For further information go to:
<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/>
or:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

County Council drawings DM01 - DM14 are available from:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

4. Contaminated Land Note

There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- Local Planning Authority
- Environmental Services
- Building Inspector
- Environment Agency

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
GP01 - Design and layout of development
SB02 - Development appropriate to its setting
H03 - Housing development in villages
H07 - Restricting housing development unrelated to needs of countryside
H09 - Conversion of rural buildings to dwellings
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
HB01 - Protection of historic buildings
HB03 - Conversions and alterations to historic buildings
HB05 - Preserving historic buildings through alternative uses
CL08 - Protecting wildlife habitats
T09 - Parking Standards
T10 - Highway Considerations in Development

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. Surface Water Discharge

- o Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- o Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act

5. Foul Water Drainage

Foul water is to be disposed of to a private foul drainage system. We would wish to draw the applications attention to the requirements of the Governments updated General Binding Rules for small sewage discharge which must be met General binding rules: small sewage discharge to a surface water - GOV.UK (www.gov.uk).

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](http://CIL.inBaberghandCIL.inMidSuffolk) or by contacting the Infrastructure Team on: infrastructure@babermidsuffolk.gov.uk

This relates to document reference: DC/22/03270

Signed: Philip Isbell

Dated: 30th September 2022

Chief Planning Officer
Sustainable Communities

CGIS



Directions

From Woodbridge proceed along the B1079 through Grundisburgh and into Otley. In the centre of Otley turn right passing the village shop on the left hand side and take the next road on the left as if going to Otley Hall. Proceed on this lane for approximately 1.5 miles where Red House Farm will be found on the left hand side.

What3Words location: [///select.serenade.pedure](https://www.what3words.com/#!/select/serenade.pedure)



Need to sell or buy furniture?

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