



Mr Dale Greetham  
ADAS  
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Leeds  
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LS15 8GB

## Planning Permission

### Town and Country Planning Act 1990

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

|                      |   |
|----------------------|---|
| <b>Our reference</b> | DC/21/5550/FUL  |
| <b>Date valid</b>    | 10 December 2021  |
| <b>Site</b>          | Land At Park Farm , Loudham Hall Road, Loudham  |
| <b>Parish</b>        | Pettistree  |
| <b>Proposal</b>      | Erection of a solar photovoltaic (PV) array, with a total export capacity of up to 21 MW. Each of the solar panels will be mounted on a fixed panel system. The panels are covered by high transparency solar glass with an anti-reflective coating which minimises glare and glint, while aiding in the maximum absorption of the available sunlight. The panels are dark grey/blue in colour and are mounted on a frame of anodized aluminium alloy and galvanized steel. |

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

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

National Planning Policy Framework 2023

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SCLP3.1 - Strategy for Growth (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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

SCLP7.1 - Sustainable Transport (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.1 - Low Carbon & Renewable Energy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.5 - Flood Risk (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.6 - Sustainable Drainage Systems (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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

SCLP10.3 - Environmental Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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

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

SCLP11.7 - Archaeology (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

**Conditions:**

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

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

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2. The development hereby permitted shall be completed in all respects in accordance with the following approved drawings and documents:

- Solar Park Layout, 1664-0201-01
- Site Plan Location, 1664-0200-05
- DNO Switchgear, Revision 1 April 2021
- 33kV Private Switchgear, Rev 2 October 2021
- Access Road Sections, Rev 1 April 2021
- Welfare and Comms Container Detail, Rev 2 October 2021
- Spares Container Detail, Rev 1 April 2021
- Aux Transformer Detail, Rev 1 April 2021
- Transformer Substation Detail, Rev 1 April 2021
- CCTV Detail Rev. 1 April 2021
- Mounting System, Rev 1 April 2021
- Fence detail Rev 1 April 2021
- Arboricultural Planning Statement, February 2024
- Preliminary Ecological Appraisal (ADAS, February 2024)
- Badger non-license method statement (ADAS, February 2024)
- Biodiversity net gain (ADAS, February 2024)
- Breeding bird survey (ADAS, February 2024)
- Information to inform habitats regulations assessment (ADAS, February 2024)
- Reptile non-license method statement (ADAS, February 2024)
- Wintering bird survey report (ADAS, February 2024)
- Ecology Update Survey (The Landmark Practice, May 2024)
- Transport Statement, February 2022
- Noise Assessment Report, February 2024
- Flood Risk Assessment, February 2024
- Archaeological Trial Trenching report, January 2024
- Landscape and Visual Appraisal, February 2024
- Landscape Masterplan, Rev 5 February 2024
- Glint and Glare Study August 2022

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

3. The planning permission is for a period from the date of this permission until the date occurring 40 years after the date of operational commissioning of the development. Written confirmation of the date of operational commissioning of the development shall be provided to the Local Planning Authority no later than 1 calendar month after that event.

Reason: To ensure this permission is a temporary development on the landscape, having an operational life of 40 years.

4. If the solar farm hereby permitted ceases to operate for a continuous period of 6 months, then unless otherwise agreed in writing by the Local Planning Authority, a scheme for the decommissioning and removal of the panels and any other ancillary equipment, shall be submitted to and agreed in writing by the Planning Authority within 3 months of the end

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of the cessation period. The scheme shall include details for the restoration of the site. The scheme shall be completed within 12 months of the date of its agreement by the Local Planning Authority.

Reason: To remove the non-operational development from the landscape.

5. At the end of the operational lifespan (40 years), the solar panels and other infrastructure will be removed, and the site restored back to full agricultural use.

Reason: The decommissioning and restoration process intends to restore the land to the same quality as it was prior to the development taking place.

6. The strategy for the disposal of surface water (documents 680695 L02(00) LLFA dated 16-03-2023 and 680695 L03(01) LLFA dated 12-06-2023) and the Flood Risk Assessment (680695-R1(0)-FRA dated 15-02-2024) shall be implemented in full as approved in writing by the Local Planning Authority prior to connection to the grid. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained.

7. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the Local Planning Authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-
  - i) Temporary drainage systems,
  - ii) Measures for managing pollution / water quality and protecting controlled waters and watercourses,
  - iii) Measures for managing any on or offsite flood risk associated with construction.

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater.

8. Within 28 days of the installation of the final panel, a surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their

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owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk.

9. 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 Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2023).

10. The solar farm shall not be brought into operation until the site investigation and post investigation assessment for both Areas 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 9 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 Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2023).

11. Should no dig construction methods be used as an alternative to archaeological excavation for areas of archaeology which are defined in subsequent trenching works, no development shall take place the area indicated (the whole site) until a management plan for any archaeological areas to be preserved in situ has been submitted to and approved in writing by the Local Planning Authority, setting out the methodology to secure the ongoing

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protection of these areas both during construction, operation and decommissioning of the solar farm. A detailed site plan showing Archaeological Exclusion Zones must be included, defining areas within which development will be excluded or provide sufficient design mitigation to avoid any impact to below ground archaeological deposits. Full details of the final construction methods to be implemented for any works in these areas must also be provided for approval. The development must be carried out in accordance with the approved management plan.

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 Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2023).

12. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (ADAS, February 2024), Badger non-license method statement (ADAS, February 2024), Breeding bird survey (ADAS, February 2024), Reptile non-license method statement (ADAS, February 2024), Wintering bird survey report (ADAS, February 2024) and Ecology Update Survey (The Landmark Practice, May 2024) as submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

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

13. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:
  - a) Risk assessment of potentially damaging construction activities.
  - b) Identification of "biodiversity protection zones".
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

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

14. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to first operation of the site. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.
  - c) Aims and objectives of management.
  - d) Appropriate management options for achieving aims and objectives.
  - e) Prescriptions for management actions.
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - g) Details of the body or organisation responsible for implementation of the plan.
  - h) Ongoing monitoring and remedial measures, including a report to be submitted every third year to the Local Planning Authority to demonstrate the management of the site and how management is meeting the objectives or where appropriate changes in management has been advised. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the long-term ecological value of the site is maintained and enhanced.

15. No lighting at the site shall be installed unless a "lighting design strategy for biodiversity" has been submitted to and approved in writing by the Local Planning Authority. Any such strategy shall:
- a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
  - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

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

16. Prior to commencement, an Ecological Enhancement Strategy addressing how ecological enhancements will be achieved on site will be submitted to and approved in writing by the Local Planning Authority. Ecological enhancement measures will be delivered and retained in accordance with the approved Strategy.

Reason: To ensure that the development delivers ecological enhancements.

17. Prior to commencement, a Skylark Mitigation and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall provide details of practical measures to avoid and reduce impacts to skylark during construction, and how post-development habitats will be managed to provide long-term suitable habitat for skylark.

Reason: To ensure that skylarks are protected, and the site is enhanced for protected and priority species.

18. As close as practicable to, and no earlier than three months prior to, commencement of development, an additional badger survey report shall be submitted to and approved in writing by the Local Planning Authority. Should the position, in so far as it relates to badgers, have changed from that originally reported when the application was submitted, the new survey report shall incorporate a revised badger mitigation plan and the development shall be carried out in accordance with the approved mitigation.

Reason: To ensure that badgers are protected.

19. No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays to be provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any other part of the development taking place. Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate and acceptably safe specification and made available for use at an appropriate time.

20. Before the access is first used, visibility splays shall be provided as shown on Drawing No. 663311-10-01 Rev. A (Appendix 1 of Technical Note ref. 663311-TN01-Rev00 dated 04.07.22) with an X dimension of 2.4 metres and a Y dimension of 175 & 90 metres (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 and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking and reenacting that Order with or without modification), no obstruction to visibility shall be

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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.

21. No part of the development shall be commenced until a photographic condition survey of the highway fronting and near to the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety, to ensure that damage to the highway as a result of the development is repaired at the developer's cost and satisfactory access is maintained for the safety of residents and the public.

22. The noise rating levels, L<sub>Ar</sub>,Tr (cumulative noise level from all fixed plant serving the solar farm) shall not exceed 30 dBA at the nearest noise sensitive receptor. The noise rating level shall be measured and assessed in accordance with the methodology within BS 4142:2014+A1:2019 unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of amenity and the protection of the local environment. To ensure that receptors are adequately protected as part of the development.

23. Within three months of operation, a validation noise survey shall be conducted to check compliance with the predicted operational noise rating levels and submitted to the Local Planning Authority. If the validation noise survey identifies non-compliance with the predicted noise rating levels, a scheme identifying appropriate mitigation to secure compliance with the assessment noise rating levels shall also be submitted with the validation noise survey, and agreed in writing with the Local Planning Authority. The mitigation scheme shall be implemented as approved.

Reason: For the protection of residential amenity and the environment.

24. The development hereby permitted shall be carried out in accordance with the Transport Statement dated February 2022.

Reason: In order that the development does not have an adverse impact on users of the local highway network.

25. The development hereby permitted shall be carried out in complete accordance with the recommendations contained within the Arboricultural Impact Assessment.

Reason: In the interest of visual amenity to protect existing trees on and near the site.

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26. The development hereby permitted shall be carried out and maintained in accordance with Suffolk County Council's Public Rights of Way and Solar Farms - Position Statement for the duration of construction and operation.

Reason: In order that there is no adverse impact on users of the public right of way as a result of the development.

27. Within 3 months of commencement of development, satisfactory precise details of a landscaping scheme to include tree, hedge and other planting as appropriate (which shall include species, size and numbers of plants to be planted) shall be submitted to and approved in writing by the Local Planning Authority.

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

28. The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the Local Planning Authority may agree) 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.

29. None of the trees or hedges shown to be retained on the approved plan shall be lopped, topped, pruned, uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the Local Planning Authority. Any trees or hedges removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season, with trees or hedges of a size and species, which shall previously have been agreed in writing by the Local Planning Authority.

Reason: To safeguard the contribution to the character of the locality provided by the trees and hedgerow.

30. Within six months of commencement of development, a management plan for the continued management and maintenance of the approved landscaping scheme shall have been submitted to and approved in writing by the Local Planning Authority. The maintenance plan should include, long term design objectives, management responsibilities and a scheme of maintenance for a period of 40 years. The schedule should include details of the arrangements for its implementation. The development shall be carried out and maintained in accordance with the approved management plan.

Reason: To landscaping is properly maintained in the interest of visual amenity.

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## **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. Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991.  
Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017.  
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.
3. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.
4. 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. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. 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. For further information please visit: <https://www.suffolk.gov.uk/planning-wasteand-environment/planning-and-development-advice/application-for-works-licence/>  
Note: Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.
5. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.
6. The applicant's attention is drawn to the comments from Suffolk County Council Public Rights of Way team with regards to their requirements.

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7. It is noted that some application documents have referred to the access track to Sandpit House and the Water Pumping Station being used. This permission does not grant rights of access for this track and its use in relation to the development should ONLY be with permission of the landowner.

Yours sincerely,



**Ben Woolnough MRTPI | Head of Planning, Building Control and Coastal Management**  
East Suffolk Council

**Date:** 17 June 2024

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

## **Community Infrastructure Levy**

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

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

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

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

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsoffolk.gov.uk](mailto:CIL@eastsoffolk.gov.uk)

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

## **Building Regulations**

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

## **Appeals to the Secretary of State**

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

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under;  
Planning applications: Section 78 Town & Country Planning Act 1990.  
Listed Building applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990.  
Advertisement applications: Section 78, Town and Country Planning Act 1990 Regulation 15, Town & Country Planning (Control of Advertisements) Regulations 2007.

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- Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice.
- If an enforcement notice has been/is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at:  
<https://www.gov.uk/appeal-planning-decision> (Full planning application)  
<https://www.gov.uk/appeal-householder-planning-decision> (Householder)  
<https://www.gov.uk/planning-inspectorate> (All other)  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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