A residential development site with the benefit of planning permission to create six flats and a house with car parking facilities, in an established residential location close to the town centre.

Planning permission has been granted for the redevelopment of The Mill to create 6 one and two bedroom apartments together with a detached house, all with car parking.
Three of the apartments will be new build whilst the remainder will be created from the conversion of the former Victorian mill buildings.
In all the site extends to over 0.25 acres (0.1 hectares).
**Location**
The Mill will be found in an established residential location along Carr Avenue, a short distance from the centre of Leiston. The town of Leiston has a population of approximately 6,240, and benefits from a High Street offering a good variety of independent retailers, together with a Co-operative supermarket. There is also the popular Leiston Film Theatre, a post office, Barclays Bank, a library, museum, garage, a number of public houses and primary (Leiston Primary School with nursery) and secondary schooling (Alde Valley High School - a specialist technology college).

Saxmundham lies about three miles to the east where there are further facilities including Waitrose and Tesco supermarkets, as well as rail services to Ipswich and some direct trains through to London's Liverpool Street station. The Heritage Coast, with the popular coastal villages and towns of Thorpeness and Aldeburgh, is within two miles. The County Town of Ipswich lies about twenty miles to the south-west.

To the east lies the Suffolk Heritage Coast with the popular centres including Aldeburgh, Thorpeness, Walberswick, Southwold and Orford. The renowned Snape Maltings Concert Hall, home of the Aldeburgh Festival is about 3 miles to the south and the county town of Ipswich lies under 22 miles to the south-west.

**Description**
Outline planning permission was granted by Suffolk Coastal District Council on 19th April 2018 for the development of The Mill site into seven dwellings comprising three new flats, conversion of the existing eastern range to a new dwelling and conversion of the former mill into three flats, all with associated gardens and car parking. The planning permission reference is Ref DC/17/4645/OUT, a copy of which is included within these particulars. Planning permission reference DC/18/3006/VOC subsequently followed relating to the change of the parking layout within the site.

**Proposed Indicative Accommodation**

<table>
<thead>
<tr>
<th>Plot</th>
<th>Description</th>
<th>Sqm</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot 1</td>
<td>A new build 2 bedroom flat</td>
<td>48</td>
<td>517</td>
</tr>
<tr>
<td>Plot 2</td>
<td>A new build 2 bedroom flat</td>
<td>48</td>
<td>517</td>
</tr>
<tr>
<td>Plot 3</td>
<td>A new build 2 bedroom flat/duplex</td>
<td>70.3</td>
<td>757</td>
</tr>
<tr>
<td>Plot 4</td>
<td>1 bedroom flat conversion</td>
<td>46.4</td>
<td>499</td>
</tr>
<tr>
<td>Plot 5</td>
<td>1 bedroom flat conversion</td>
<td>58.4</td>
<td>627</td>
</tr>
<tr>
<td>Plot 6</td>
<td>1 bedroom flat conversion</td>
<td>58.4</td>
<td>627</td>
</tr>
<tr>
<td>Plot 7</td>
<td>2 bedroom house conversion</td>
<td>85</td>
<td>915</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>414.5</td>
<td>4,459</td>
</tr>
</tbody>
</table>

The proposed dwellings will be accessed via a shared private roadway, and this will lead to the entrances/parking areas/car ports for the individual properties.

Extracts of the plans that accompanied the planning application are included within these particulars.

**Community Infrastructure Levy (CIL)**
The Local Planning Authority, Suffolk Coastal District Council, has a CIL policy in place, and we understand that any net additional floor areas may be liable for CIL, which we understand for Leiston is £66.39 per square metre. Any CIL liability will be determined on the granting of Reserved Matters.
Covenants/Obligations
The sale contract will include an obligation on the developer to create the new boundary wall serving number 22 Carr Avenue, comprising a brick dwarf wall to match the frontage, which then becomes a 6ft close boarded fence with entrance gate to provide privacy within the back garden of number 22. Furthermore the sale contract will include the obligation to install/create the two car parking spaces serving 22 Carr Avenue.

A right of way in favour of 22 Carr Avenue will be documented within the sale contract/transfer to access the car parking spaces serving that dwelling, as well as pedestrian access to the rear gate. 22 Carr Avenue will not, however, be obliged to contribute towards the maintenance and upkeep of the communal drive.

Services
We understand that all mains services are available either on site or in the public highway. However, prospective purchasers should satisfy themselves in this regard and make their own enquiries of the relevant utility providers.

Viewing
Please inform the agents of your intention to view the site before attending with sales particulars in hand. Access to the buildings can be arranged by prior appointment.

Architects
Brooks Architects Limited, 18 Colonial House, Leiston, Suffolk IP16 4JD. For the attention of: Tim Hannon 01728 832165; Email: tim@brooksarchitects.com

Local Authority
Suffolk Coastal District Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT

NOTE
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only.

February 2019
Site Plan - Indicative Only
OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990

Date Valid: 23rd November 2017
Site: The MLL, 22 Carr Avenue, Leiston
Parish: Leiston
Proposal: Outline application for 7 dwellings comprising 2 new flats maximum 7.5m to ridge, 7 new flats up to 6.5m to ridge, conversion of existing barn to 1 dwelling, conversion of former mill to 3 flats.

SUFFOLK COASTAL DISTRICT COUNCIL

The Council grants an OUTLINE PERMISION in accordance with the applications, plans and particulars, subject to the submission of "reserved matters" and 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:

- SP4 Sustainable Development (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
- SP4 Housing Numbers and Distribution (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
- SP4 House Types (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
- SP4 Land Use (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
- SP2.4.2.4.3 (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)

Planning and Coastal Management
Suffolk Coastal District Council, East Suffolk House, Station Road, Hadleigh, IP7 5LA
Telephone: 0300 123 1000
Fax: 01728 689628
Email: planning@suffolkcoastal.gov.uk
Website: www.suffolkcoastal.gov.uk

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

Conditions:

1. This permission is an Outline Planning Permission in so far as it relates to 2 semi-detached houses and 1 new semi-detached house (6.5m to ridge), in accordance with the Town and Country Planning (Development Procedure) Order 2015 and before work on the development is begun, approval of the following details (hereafter called the "reserved matters"), shall be obtained from the local planning authority:-

(a) appearances
(b) landscaping
(c) layout

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

2. Application for approval of reserved matters shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is imposed in accordance with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun on or before the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

Reason: This condition is imposed in accordance with Section 92 of the Town and Country Planning Act 1990 (as amended).

4. The conversion of the existing building usage hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

Reason: To secure appropriate improvements to the existing highway in the interests of highway safety.

5. Before the development is commenced 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. 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 surface water on the highway.

6. The scheme shall commence not later than 36 months after the date shown on the Certificate under Title 1597-2013 (dated 27-03-2018) for the purpose of drainage, sewerage, and parking of vehicles and shall be approved and implemented in accordance with the approval granted.

Reason: To provide adequate provision for the accommodation of the new development on the subject site.

7. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent surface water from the development onto the highway. 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 surface water on the highway.

8. The scheme shall commence not later than 36 months after the date shown on the Certificate under Title 1597-2013 (dated 27-03-2018) for the purpose of drainage, sewerage, and parking of vehicles and shall be approved and implemented in accordance with the approval granted.

Reason: To provide adequate provision for the accommodation of the new development on the subject site.

9. Before the access in first use is utilised the scheme shall be provided as shown on the Certificate under Title 1597-2013 (dated 27-03-2018) with a minimum of 2 km and a minimum of 15m and thereafter in accordance with the Approved Planning Certificate.

Reason: To ensure schemes on the subject site are fully developed and implemented in accordance with the approved planning permission.

10. Before occupation of the development dwellings the following scheme shall be constructed in accordance with details, which previously shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development of the new dwelling complies with the approved planning permission.
16. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to and approved by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. This Statement shall provide for:
   a. The proposed route for access to the site by plant, operatives and delivery vehicles;
   b. Loading and unloading of plant and materials;
   c. Storage of plant and materials used in the construction of the development;
   d. Materials/dust delivery times;
   e. Construction hoisting arrangements;
   f. Fencing for construction workers and visitors;
   g. Silt/water washing facilities; measures to control the emission of dust and dirt during construction;
   h. A scheme for recycling/dispersing waste resulting from demolition and construction activity.
   
Reason: In the interests of amenity, highway safety and the protection of the local environment, the given restricted nature of the site and close proximity of neighbours.

17. Although site investigation has not previously identified any contamination associated with this site, if any contamination is encountered anywhere on the site during the development, it must be reported to the Environmental Protection Team (EPT) of SECC. Where remediation is necessary a scheme shall be prepared and agreed in writing with the EPT of SECC prior to any works which may disseminate or bury the contaminated or put any site operation at risk.
   
Reason: In the interest of public health.

18. The approved scheme of landscaping works shall be implemented no later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or displaced within five years of planting shall be replaced within the first available planting season thereafter and shall thereafter be retained and maintained. 
   
Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

19. Prior to the commencement of development, a scheme for the provision and implementation of surface water drainage systems, involving sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted and agreed, in writing, with the local planning authority. The scheme shall be constructed and implemented in accordance with the approved plans and subject to the occupancy of any part of the proposed development.
   
Reason: To ensure a satisfactory method of surface water drainage.

Drainage

Surface water must not discharge into Network Rail’s property or onto Network Rail’s culverts or drains except by agreement with Network Rail. Suitably designed or other works must be provided and maintained by the Developer to prevent surface water flows or run-off from Network Rail’s property. Proper provision must be made to accept and continue discharge from Network Property full details to be submitted for approval by the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail’s existing drainage. Soakaways, as a means of storing surface water dispassion must not be constructed within 30 - 20 metres of Network Rail’s boundary or at any point which could adversely affect the stability of Network Rail’s property. After the completion and occupation of the development, any new or unauthorised structures attendant to the new development shall be investigated and remedied at the expense of the applicants.

Wet & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail’s property, must at all times be carried out in a “safe site” manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.00m of the boundary with Network Rail.

Scalping

Any scalping which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any pole or cable pull the railway and protective netting around such scalping must be installed. The applicants/jacklegger’s contractor must ensure that the netting is correctly tensioned and associated scalping/advice for working at heights within the footprint of their boundary property.

Filing

Where video-circumferential/pulse/filing plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail’s Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and, thereafter maintain a sufficient fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fence should be adjacent to the railway boundary and the development applicant should provide premises for future maintenance and repair external to the fence (e.g., Network Rail land). Network Rail’s existing fence wall shall not be removed or damaged and in no case during construction or other works are completed on site should the foundations of the fencing or wall or any embarrassment therein, be damaged, undermined or compromised in any way. Any garden to the rail side and land within Network Rail’s boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

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 policy to promote the delivery of sustainable development and to approach decision making in a positive way.

2. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authorities. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out.

3. The works within the public highway will be required to be designed and constructed in accordance with the County Council’s specifications.

4. The applicant must ensure that the development is completed within 2 years from the date of approval. The planning permission will lapse at the end of this period unless renewed by the Local Planning Authority.

5. The applicants are advised that the proposed development is likely to require the laying of new drainage and the connection of new properties/buildings along the existing street, unless the number of new properties/buildings is less than in the existing street.

6. All helps are protected by the Wildlife and Countryside Act 1981 & the European Community Habitats Directive. It is an offence to disturb a badger set or to cause damage to badger burial sites or nesting places.
Directions
Proceeding north along the A12 turn right onto the B1119 where signposted to Saxmundham and Leiston. Continue through Saxmundham remaining on the B1119 for approximately 5 miles. On entering Leiston at the cross roads turn left onto the B1122. Continue over the railway crossing and take the next turning on the right into Carr Avenue where the site will be found a short way along on the right hand side.

Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.