



**JACKSON-STOPS**

## Residential Building Plot

Planning permission granted for the development of one dwelling with associated parking and landscaping.

The Arboretum Building Plot  
The Park  
Great Barton  
Suffolk  
IP31 2RH



An exciting opportunity to acquire a circa 0.48 acre (sts) garden plot, with full planning consent to build a stylish home.

Guide Price £325,000

## **Introduction**

The building plot sits in an idyllic position to the end of a private drive, which is shared with two neighbours, off The Park, in the centre of this picturesque and highly regarded village, just 3.5 miles from Bury St Edmunds. The house, once built, will be surrounded by mature trees and will enjoy a most pleasant tranquil setting within the former grounds of the Barton Estate.

In total this charming, landscaped site with the unusual benefit of the impressive gated entrance to the end of the long track drive, extends to approximately 0.48 of an acre (0.19 Hectares) and is predominantly level with a gentle slope to the end, brick and flint wall boundary – the green hatched area on the plan to the front of these particulars, is the private shared access driveway, the freehold of which is not included in the sale or the described acreage.

## **Planning**

The site has full planning consent for the erection of a single dwelling and a detached garage, under West Suffolk Council: reference DC/23/1588/FUL on the planning portal, for sight of all the associated documents. Consent was granted on 8<sup>th</sup> December 2023 and development is permitted, providing it is commenced not later than three years from this permission date. Please note the conditions on the planning application, a copy of which is attached to these sales particulars, for convenience.











## **Proposed Dwelling**

The drawings produced by Les Andrews MCIAT show an attractive contemporary detached dwelling of around 1,049 sq ft (97.5 sq m) of accommodation, arranged over two floors, on a gross internal basis with a detached garage of approximately 290 sq ft (27 sq m).

The house is a landscape led bespoke design for the plot and has been designed by this local architect to fit well in a manner which reflects the spacious and wooded character of the area. The design is contemporary so that the house does not compete with the older properties to the north and east whose design reflects their age. Timber has been proposed on the exterior reflecting the homes setting among trees.

The home will be part single storey and part two storey so that it does not dominate its surroundings, and the height means that the building will settle into the surrounding trees and the variation in heights will create an interesting roofline. The ground floor sitting and dining area make the most of the more open eastern aspect. The plans afford accommodation comprising an entrance hall, open-plan kitchen/dining room/living room, utility room, cloakroom and a ground floor bedroom with ensuite shower room that helps to future proof the property. To the first floor will be, two bedrooms and two further en-suite shower/bathrooms.

The property will help to meet the local need for self-build properties and attached to these sales particulars are further copies of example elevations and plan drawings (not to scale).

**Purchasers should confirm the size of the dwelling by their own calculations prior to exchange of contracts.**

This excellent garden site contains several superb mature trees and these are covered by a group Tree Preservation Order (TPO). This planning consent was supported by a Tree Survey carried out by Giles Hill of the Land and Sculpture Design Partnership which was used to inform the design and layout of the home. This shows that the site can accommodate the house while protecting the surrounding trees and landscape character.

A survey has also been undertaken of the ecology on the site and concludes that any ecological impact can be mitigated, if the advice supplied is followed.

The site is not within a Conservation Area and there are no listed buildings near the site. The site is within the Environment Agency Flood Zone 1, which means that it is at low risk of flooding.

## Services

We understand that mains water and electricity are available, and drainage will need to be private as believed to be too far from the mains drain. Purchasers are advised to make enquiries to the relevant suppliers on these points prior to making their offer.

## Directions

From the Angel Hill in Bury St Edmunds proceed along Eastgate Street and into Barton Road. At the traffic lights take the left signposted Great Barton (A143) and at the roundabout take the second exit onto the A143. Upon reaching the village proceed just past the righthand turning, Church Road, and immediately turn left into The Park, with a charming, thatched roundhouse on the junction. Proceed up this private road, bearing left and continue past the right hand turning to Garden Close and the driveway on the left for Barton House and the next right-hand driveway is signed for Arboretum. Drive to the end of the drive where you will find the gated access for the plot on the right-hand side.





### Share of upkeep for the roadway/access

The driveway from The Park is in the ownership of The Arboretum but is shared and so there will be a share of the maintenance cost for the access road and driveway.

### Viewings

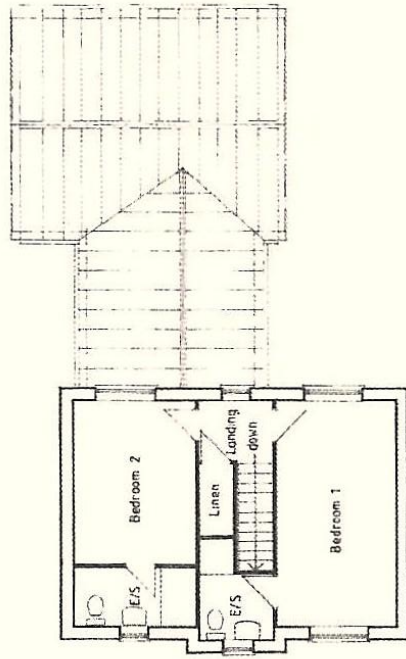
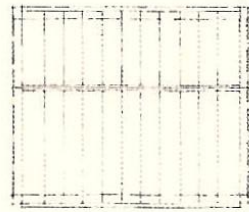
We would ask that all prospective purchasers contact our offices prior to viewing so that we can keep a record of appointments and can arrange access through the locked gates to the site.

Jackson-Stops, Bury St Edmunds – 01284 700535

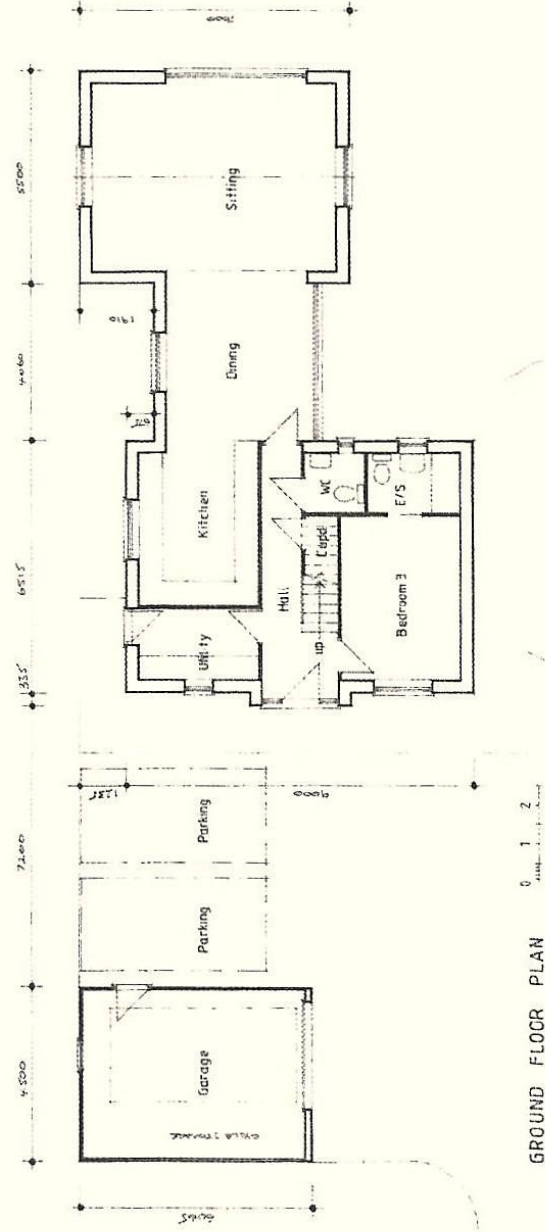




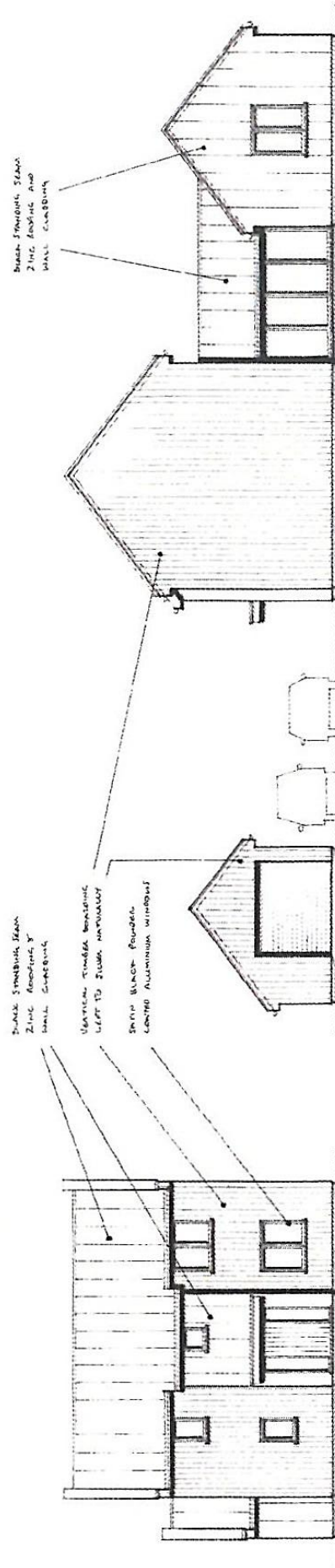




FIRST FLOOR PLAN

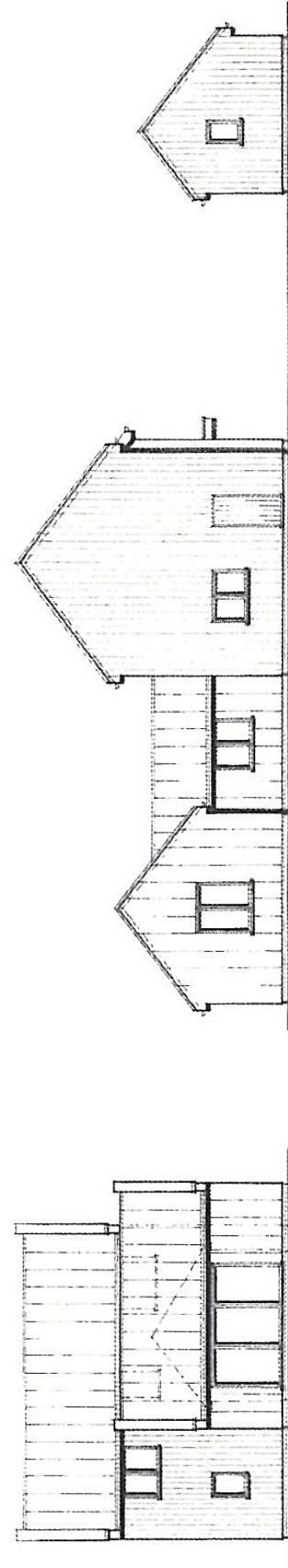


GROUND FLOOR PLAN



WEST (FRONT) ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION





Access track entrance and drive



**THE ARBORETUM**  
**THE PARK,**  
**GREAT BARTON,**  
**BURY ST EDMUNDS**  
**IP31 2RH**

Location Plan - 1:1250  
To be printed @ A4







**Application No: DC/23/1588/FUL**

**APPLICANT**

The Arboretum  
The Park  
Great Barton  
Bury St Edmunds  
Suffolk  
IP31 2RH  
UK

Date Registered: 26 September 2023

Date of Decision: 8 December 2023

**Town And Country Planning Act 1990 (as Amended)**

**Town & Country Planning (Development Management Procedure)  
(England) Order 2015**

**Proposal: Planning application - one dwelling**

**Location: The Arboretum, The Park, Great Barton, Suffolk, IP31 2RH**

Permission is hereby **GRANTED** by the Council as Local Planning Authority for the purpose of the above Act and Orders for development in complete accordance with the approved plans, specifications and information contained in the application, and subject to compliance with the following condition(s):

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

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

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Reason: To define the scope and extent of this permission.

| Reference number   | Plan type                            | Date received     |
|--------------------|--------------------------------------|-------------------|
| (-)                | Ecological survey                    | 26 September 2023 |
| LSDP 1625.01 REV B | Tree survey                          | 7 November 2023   |
| 2213/01            | Proposed elevations<br>& floor plans | 26 September 2023 |
| (-)                | Location plan                        | 26 September 2023 |

- 3 Any site preparation, demolition or construction works and ancillary activities, including access road works and deliveries to / collections from the site in connection with the development shall only be carried out between the hours of:

08:00 to 18:00 Mondays to Fridays  
08:00 to 13.00 Saturdays

and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 4 Before the development is commenced details of the areas to be provided for the secure covered and lit cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long-term maintenance of adequate on-site areas for the storage of cycles in accordance with Suffolk Guidance for Parking 2019

- 5 Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority.

The Statement should include details of the following:

a. Measures for the protection of those trees and hedges on the application site that are to be retained,

b. Details of all construction measures within the 'Root Protection Area' (defined by a radius of  $dbh \times 12$  where  $dbh$  is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building



foundations, hardstandings, roads and footpaths,

c. A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

- 6 During construction of the development hereby permitted, the trees located (The Arboretum The Park Great Barton Suffolk IP31 2RH) shall not be lopped or felled without the written consent of the local planning authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area.

- 7 During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

- 8 The dwelling hereby approved shall not be occupied until the requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of

sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The higher standards for implementation of water efficiency measures set out in the Building Regulations are only activated if they are also a requirement of a planning condition attached to a planning permission.

- 9 Prior to occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 10 Any external artificial lighting at the development hereby approved shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals Guidance Note 9/19 'Domestic exterior lighting: getting it right!'. Lighting should be minimised and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Note.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 11 The building envelope, glazing and ventilation of the residential dwelling hereby permitted shall be constructed so as to provide appropriate sound attenuation against noise. The acoustic insulation of the dwelling units within the proposed development shall be such to ensure noise does not exceed an LAeq (16hrs) of 35dB (A) within bedrooms and living rooms between 07:00 and 23:00hrs and an LAeq (8hrs) of 30dB(A) within bedrooms and living rooms between 23:00 and 07:00hrs. The noise levels specified in this condition shall be achieved with the windows closed and other means of ventilation provided as appropriate ranging from background to rapid / purge ventilation to prevent overheating in accordance with the Acoustics & Noise Consultants (ANC) and Institute of Acoustics (IoA) 'Acoustics Ventilation and Overheating Residential Design Guide', (AVO Guide), January 2020.



Reason: To protect the amenities of future occupiers of the dwelling, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 12 The use shall not commence until the area(s) within the site shown on Drawing No. 2213/01 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety or users of the highway.

- 13 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecology Report (MHE Consulting, September 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may 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 and enhance 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) and to secure biodiversity enhancements commensurate with the scale of the development, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 14 Prior to occupation a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting

be installed without prior consent from the local planning authority.

Reason: To 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) and to safeguard the visual amenities of the locality and the ecological value of the area, in accordance with policies DM2 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 15 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to ensure that the most vulnerable trees are adequately protected during the periods of construction, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 16 No development above ground level shall take place until a Landscape Management Plan has been submitted to and approved in writing by the Local Planning Authority. The details should include the long-term design objectives, management responsibilities and maintenance schedules, specifications, and periods for all hard and soft landscape areas, garden areas and woodland areas together with a timetable for the implementation of the Landscape Management Plan. The management plan shall include details of the arrangements for its implementation. The Landscape Management Plan shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s).

Reason: To ensure the longevity of the landscaping scheme and protect the visual amenity and character of the area, in accordance with policy DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all



relevant Core Strategy Policies.

- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling unless agreed with the Local Planning Authority.

Reason: To safeguard the character and appearance of the area, the neighbouring listed building and the residential amenity of neighbouring occupiers, in accordance with policies DM2, DM15, DM17 and DM22 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 and 15 of the National Planning Policy Framework, Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

The Following policies are considered relevant to the current decision:

Development Management Policy DM1 Presumption in Favour of Sustainable Development  
Development Management Policy DM2 Creating Places Development Principles and Local Distinctiveness  
Development Management Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance  
Development Management Policy DM11 Protected Species  
Development Management Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity  
Development Management Policy DM13 Landscape Features  
Development Management Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards  
Development Management Policy DM22 Residential Design  
Development Management Policy DM46 Parking Standards  
Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy  
Core Strategy Policy CS2 - Sustainable Development  
Core Strategy Policy CS3 - Design and Local Distinctiveness  
Core Strategy Policy CS4 - Settlement Hierarchy and Identity  
Policy GB1 - Spatial Strategy  
Policy GB2 - Housing Delivery  
Policy GB5 - Housing Design  
Policy GB10 - The Park Special Character Area  
Policy GB12 - Development Design Considerations

Informatives:

- 1 Any failure to adhere to approved plans or to comply with any conditions or limitation attached to this permission/consent may lead to enforcement action being taken. This permission may be invalidated if conditions requiring compliance before commencement are not complied with.

- 2 The project may be subject to the requirements of the Building regulations 2010. Advice and assistance can be obtained from our Building Control Team on 01284 757387 or [building.control@westsuffolk.gov.uk](mailto:building.control@westsuffolk.gov.uk). They will work with you offering competitive fee quotations and pre-application advice upon request.
- 3 This permission does not grant any approval or consent which may be required under any enactment, byelaw, order or registration other than the Town and Country Planning Act 1990 or under any covenant.
- 4 The development hereby approved should be built in accordance with the approved plans as a further planning permission will be required where material alterations or revisions are proposed to an approved scheme. An application for non-material changes to the planning permission can be submitted in writing to the Local Planning Authority under Section 96A(4) of the Town and Country Planning Act 1990. A specific form will be required for that purpose and these are available via the Planning Portal or they can be downloaded from the council's website at [www.westsuffolk.gov.uk](http://www.westsuffolk.gov.uk). A fee of £43 for a householder application or £293 for all other applications will be required in order to register the application.
- 5 Any works to a watercourse (i.e. main river, ordinary watercourse, ditches, dykes, cuts) require separate permits or consents from the local drainage authority before construction takes place. Please contact the following drainage authority if works affect:-
  - Main river – may require environmental permit from the Environment Agency
  - Non-main river – may require land drainage consent under section 23 of the Land Drainage Act 1991 either from the Lead Local Flood Authority or IDB.
- 6 When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case the application could be approved without negotiation or amendment so there was no need to work with the applicant.
- 7 The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should be substantiated noise or dust complaints be received. For further information please contact Public Health and Housing.



- 8 If during development, contamination is encountered which has not previously been identified then it would be in the best interest of the developer to contact the Local Planning Authority as soon as possible, as they should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer. Failure to do so may result in the Local Authority taking appropriate action under its obligations of Part 2A of the Environmental Protection Act 1990.

*Rachel Almond*

Rachel Almond  
Service Manager (Planning - Development)

Date: 8 December 2023

Planning and Growth, West Suffolk Council, West Suffolk House, Western Way, Bury  
St Edmunds, Suffolk, IP33 3YU

Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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