

# Safeguarding Employment Land

## Supplementary Planning Document

(Babergh Local Plan - Alteration No.2)





# CONTENTS

	<b>Page</b>
1. Introduction	1
2. Background to Employment Land in the Babergh District	1
3. Designated Employment Areas in the Babergh District	2
4. Policy Context	3
5. Policy Criteria to Assess Planning Applications	5
6. Sites with Alternative Land Use Potential	9
7. Conclusions	12
8. Contacts	12
Appendix 1	13
Appendix 2	14
Appendix 3	16

## 1. Introduction

- 1.1 This Supplementary Planning Document (SPD) relates to policies concerned with alternative use of business, industrial and warehousing land in the existing development plan for the Babergh District and under-used redundant buildings in the countryside. The SPD has been drafted in response to the increasing number of applications for the alternative use of employment land and under-used redundant buildings in the countryside. It is intended to provide advice to prospective applicants and the general public on the criteria against which proposals for the alternative use of business, industrial and warehouse land will be considered.
- 1.2 Land allocated as Employment Area incorporates all employment types defined in Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Employment in other categories of land uses are also significant for providing jobs, accommodating business/commercial needs and for benefiting the wider economy. Accordingly, Babergh's policies for protecting employment land also apply to other such land uses.

## 2. Background to Employment Land in the Babergh District

### Local Economic Context

- 2.1 Babergh District covers 230 square miles and has a diverse economy that ranges from traditional retailing, in the market towns of Sudbury and Hadleigh, to a growing knowledge based business sector. Agriculture has been of traditional significance to the District but during the last two decades actual employment in this sector has fallen to below 7% also representation in the food processing industries has declined. Agricultural support industries, which include engineering, continue to face uncertainty with rapid sectoral changes.
- 2.2 Government policy guidance advocating development to take place on previously-developed land is resulting in many of the District's existing employment sites coming under substantial pressure from higher value uses, such as residential and many are being lost. The most intense pressures have been on the more isolated pockets of employment land and premises in the District. The Local Development Framework has to strike a balance between the provision of employment land and the housing needs of the District.
- 2.3 There are significant amounts of older industrial premises, many of which are located in what can be described as secondary locations, and sometimes located close to residential areas. It is often argued by developers and owners that these premises are no longer suited to the requirements of modern industrial practices. However, it should be recognised that although such sites may not necessarily represent high quality, major employment opportunities, they do, nevertheless, fulfil a role in providing for more affordable land and premises that would be attractive to the local market and, in this respect, play an integral role in strengthening the local economy. In addition, such sites also offer the opportunity for people to work close to where they live, thus potentially reducing travel distances and reliance on the private car as a way of travelling to work.

- 2.4 The substantial difference between employment and other higher value uses in the District means that companies that have received an offer for their site based on a higher land value often retain a “hope value” that is out of the reach of other employers or industrial developers that may be interested in the site. This has led to situations where businesses have closed down or relocated because it was more lucrative to sell their land to a developer of higher value uses, to the detriment of local employment. It is anticipated that this trend will continue given that employment land values in the District are far lower than those for other uses such as residential.
- 2.5 It is often argued by developers that there is no demand for a site and that its retention or its redevelopment for new employment uses is not a viable option. In some cases this may be true. However, it needs to be recognised that employment land is a limited resource and once it is lost, it is effectively lost for good. Employment can yield one of the lowest values for developed land and therefore, land developed for other uses is highly unlikely to return to employment use. Although the retention or redevelopment of a site for employment use may not be viable at a particular time, the economics of development may change over time and its redevelopment for employment uses may become a viable proposition in the future. On this basis, the loss of such sites to other uses would be regarded as a loss to the District’s economic resource.

Babergh has carried out research into employment land in the district and analyses of supply and demand as follows:

### **Employment Study Evidence (Employment Evidence Base)**

- 2001 Chestertons Study (Babergh-wide)
- 2003 Donaldson’s partial study Sudbury area and beyond
- 2005 Haven Gateway Employment Land Study 2005

### **3. Designated Employment Areas in the Babergh District**

- 3.1 These are sites designated within the Babergh Local Plan, Alt No. 2 2006. They are generally considered to represent coherent and well-used areas of industrial land and where business uses can be carried on with relatively little disturbance to surrounding residential areas. They are of varying quality. Many comprise modern purpose-built industrial estates. Some are open sites with less environmentally attractive uses such as timber yards etc. Some sites have older buildings that may not be suitable for modern uses, or may provide older premises attractive to smaller starter business uses and the creative sector. These reflect the range of types of sites, locations and premises necessary to support diverse functions and varying types of land users.

### **Other Employment Sites in the Babergh District**

- 3.2 There are a number of other industrial and commercial sites scattered throughout the district. They perform a valuable local economic function by providing a supply of premises for enterprises. This might include business start-ups, and the creative enterprises that Babergh District Council wishes to foster. They are of varying quality, and their access to the road network, and orientation with respect to surrounding residential development sometimes is not favourable, sometimes occupying sites directly adjoining housing.

## 4. Policy Context

- PPS1 Delivering Sustainable Development
- PPS12 Development Plans
- PPG 4 Industrial and Commercial Development and Small Firms
- Emerging RSS East of England Plan
- PPG13 Transport
- PPS7 Sustainable Development in Rural Areas

One of the Strategic Objectives of the Draft East of England Plan is:-

“providing for job growth broadly matching increases in housing provision and improving the alignment between the location of work places and homes”.

- 4.1 As part of the development process for this document a Sustainability Appraisal and Strategic Environmental Assessment has been carried out and consulted on. In addition to the more obvious economic benefits of the use of the SPD and policy EM24 there are wider social and environmental benefits which should help create and maintain sustainable communities in line with national and international guidance and legislation.
- 4.2 The combined effect of the SPD and policy EM24 is to encourage or allow the making of more sustainable choices. It will encourage the development of local businesses; there should be less need to use the car, along with increased opportunity to participate in the local community. There should also be reduced pressure to develop in the open countryside. If people can walk or cycle to work then there should be health improvements.
- 4.3 Increased local activity in and around employment sites will also increase natural surveillance and should help reduce the already low crime rates further. The one possible downside to this approach is that there is likely to be an increase in the use of vans and lorries, in, around and between employment areas, which could have an adverse impact on road safety, air quality and noise pollution. The Local Plan does contain policies relating to the use of cycles, walking and green travel plans. These policies will need to be used to mitigate the potential adverse effects of the increased use of employment land as well as trying to maximise the benefits of this SPD.
- 4.4 **Babergh Local Plan Alteration No 2 (2006)**
- EMO1 General
  - EMO2 General Employment Areas
  - EMO8 Warehousing and Storage
  - EM10 Offices
  - EM20 Expansion of Existing Employment Uses
  - EM22 Small Scale Industry
  - EM24 Retention of Employment Sites

### Local Economic Development Objectives

- 4.5 The District Council considers that in an area under pressure for residential development and where appropriate new employment sites in villages and towns

are hard to find, there is as a general rule, a pressing need to protect existing employment sites and premises.

- 4.6 Many proposals for re-using or redeveloping employment sites and premises for non-employment purposes come forward for determination. In such instances, Policy EM24 sets out a framework to:-
- Demonstrate that other forms of employment use have been fully explored, by way of either:-
    - An agreed, sustained marketing campaign, or
    - Demonstrating that the site is inherently unsuitable or unviable for all types of employment use, through documentary evidence.

### POLICY EM24

Planning applications to redevelop or use existing or vacant employment land, sites and premises for non-employment purposes, will only be permitted if the applicant can demonstrate that their retention for an appropriate employment use has been fully explored. This may be undertaken in one of the two following ways:-

1. by an agreed and sustained marketing campaign, undertaken at a realistic asking price; or
2. where agreed in advance, the applicant can demonstrate that the land, site or premises are inherently unsuitable or not viable for all forms of employment related use.

- 4.7 Policy EM24 is one of a number of Local Plan policies that can guide the approach to such developments. All relevant policies must be satisfied in order for an application to be determined. These policies include transport, conservation, environmental sustainability issues and others. It is recommended that potential applicants should seek a discussion with a Planning Officer at the earliest opportunity in order to understand the issues relating to their particular development.
- 4.8 The use of the approach listed at 2. in Policy EM24 will only be considered acceptable when agreed in writing in advance by the determining authority and the applicant. This approach will require the applicant to employ appropriate commercial expertise to demonstrate that the land, site or premises in question are inherently unsuitable or not viable for all non-domestic forms of employment related use. The District Council recognises that occasionally it may be appropriate to permit the re-use or redevelopment of some “bad neighbour” businesses, if these are accompanied by firm proposals to relocate the business in the Babergh District.

- 4.9 Policy CR19 deals with the conversion of barns or other redundant or under-used buildings in the countryside and part of the requirement for the consideration of alternative uses is to carryout a marketing campaign as required by EM24. The policy is set out below:

### POLICY CR19

Proposals for the conversion of barns or other redundant or under-used buildings in the countryside into dwellings or holiday accommodation will only be permitted if:-

- it can be demonstrated that the alternative uses for business, community and leisure uses have been thoroughly explored \* and can be discounted;
- the building's location makes it unsuitable for conversion to other uses;
- the building is of architectural or historic merit and is capable of conversion without significant rebuilding or extension;
- the method of conversion retains the character of the building and, in the case of barns, retains the single open volume with minimal change;
- the scheme is acceptable in terms of highway safety;
- the building is not at risk of flooding;
- there is scope for connection to a suitable drainage system; and
- there is no material adverse impact on protected species, particularly bats and barn owls.

\* detailed requirements which may include marketing are set out in paragraph 6.65 above.

Proposals for conversion of barns or other redundant under-used buildings in the countryside into dwellings or holiday accommodation may be subject to the same marketing requirements as per Policy EM24.

Note: In the policy quoted above (CR19) paragraph 6.65 refers to the Local Plan paragraph number, not a paragraph number in this document.

## 5. Policy Criteria to Assess Planning Applications

### Marketing and Viability

- 5.1 It is **important that all employment uses are explored** where applications are received for non-employment uses. Therefore, the applicant will as a rule be expected to undertake a marketing campaign to ascertain whether the site is demanded by a business occupier.

**Applicants are strongly advised to undertake an agreed campaign prior to the submission of a planning application. Any application submitted without going through this process may be refused.**

### Marketing Campaign Details

- 5.2 If you are the owner of business premises that you are no longer proposing to trade from and wishing to sell on what should you do next?
- 5.3 Most importantly contact the Council's Planning Department to discuss your proposal. The Council's adopted Policies EM24 and CR19 seek to protect employment sites within the district; these apply to all types of employment locations ranging from small retail/office units including those in buildings with part residential use, redundant barns/outbuildings previously used for non domestic uses to the larger commercial buildings most commonly associated as employment locations.
- 5.4 It is important wherever possible to retain all employment generating locations within the district to ensure vital business and community services are maintained and to help build a stronger, growing economy. Where a business is coming to an end or has ceased trading the council will expect, where appropriate, that the property is offered for alternative business or community based uses 'subject to planning' in the first instance, residential use will not be considered.
- 5.5 **There may also be other planning policies that are relevant to your proposal so advice from the Planning Department should be sought at this early stage.**
- 5.6 If following your initial enquiries the council has advised you a marketing campaign is required the next step is to agree a marketing campaign with the Development Control case officer, (who will seek advice from the Council's economic development section) and advise you as to the requirements of such a campaign. The campaign should be up to date and relevant to the current owner of the property not partially carried out by a previous owner or out of date.
- 5.7 It is essential that **the campaign is agreed** from the outset as this ultimately will save you time and very likely costs in the future. The minimum period for a marketing campaign will be 12 months. Sites with specific allocated policies will be subject to a more comprehensive and bespoke campaign covering a broader area and increased time period. It may also be necessary to review the effectiveness and quality of the marketing campaign every 6 months.
- 5.8 Please note: If a 'non-agreed' campaign is undertaken or has been undertaken where the council is not satisfied that it is in accordance with what we would expect from any marketing campaign it will result in a further period of marketing being requested at the planning application stage or could result in a refusal of permission.
- 5.9 This guidance will be used in all cases in a consistent manner where Policy EM24 applies.

Who can market your site?

You can or alternatively an agent appointed by yourself, such as an estate agent.

What are the principle requirements of a campaign?

- Property specification particulars
- Advertisement details

- Evidence based information
- Erection of 'for sale/lease' board on site

### What details need to be included?

#### Site particulars

- Good quality internal and external photographs
- A description of the site/premises
- The current permitted use and potential employment uses, subject to planning permission
- Dimensions of:
  - the building,
  - internal rooms,
  - eaves height and door widths if relevant,
  - gross internal area,
  - size of the total site including any land.
- Services e.g. electricity, gas, water – any other relevant information
- Asking price see below
- Any restrictions, conditions and covenants
- Known costs, such as service charge, rateable value
- Any other known items included in sale (note – the price expected for these should be disclosed to the council.
- Terms of sale & tenure – leasehold, freehold etc (see also 'tenure' below)
- Extent of site, shown on a site plan
- Site location including map – the map extract should show the property in relation to the road network and nearest towns
- Contact details for viewing and more information
- Any residential element to the property should be removed or subordinate to the commercial particulars
  - (i) Parking availability
  - (ii) LPA contact number – (DC general number)

#### Price

It is important the price of the property reflects the current market value of such a property based on its current potential employment uses. If the building requires extensive conversion/repairs the price should be based on the unconverted state unless the works are to be undertaken prior to completion.

- 5.10 **The price should not include any potential residential or other non-employment use value.** You should seek a minimum of one independent valuation obtaining both freehold and leasehold prices for the building in its current condition/state.

- 5.11 It is recommended you obtain an independent valuation of the property, from an established commercial source familiar with the local area and with properties of the type to be marketed. Estate agents usually provide such a valuation service, although other sources may be considered if their credentials can be established. The cost of the independent valuation(s) will be borne by the applicant. This should also be backed by evidence. The Council may ask for justification of the price.

### Tenure

You should be prepared to offer the property on both a leasehold and freehold basis to ascertain its employment viability. Flexible terms, such as short leases, monthly licences and regular break clauses are encouraged. Again any lease price should take into account the current condition and use of the building.

### Advertisements

- An advertisement should be featured at least once a month within the Commercial Section of a local newspaper such as the East Anglian Daily Times, Sudbury Free Press etc. In cases where the property is part commercial/part residential, it is not appropriate for an advert to be placed solely in the residential section of the newspaper.
- Trade magazines specific to commercial property or to specific industries may instead be used if more relevant to the industry. The intervals of advertisement would depend on the regularity and circulation of publications.
- Format of the advert needs to be appropriate to the type of property being marketed, typically 10cm x 2 columns. Details to include one external photograph, description of property, size, price and terms and alternative commercial uses that may be acceptable. The term 'subject to planning' is encouraged if alternative uses are possible, even without current consent. Within the advert and below the contact details the wording "copy enquiry to [planning.reception@babergh.gov.uk](mailto:planning.reception@babergh.gov.uk)" to be included.
- **Advertising the property on the "land and property database" on the Choose Suffolk website [www.suffolk-property.com](http://www.suffolk-property.com) must be undertaken.** This is a free service, for details of how to place the property information please contact the Council's Economic Development Team at [ecodev@babergh.gov.uk](mailto:ecodev@babergh.gov.uk).
- Advertisements placed on agent's websites are also a useful marketing tool. A similar approach as described in the 'specification particulars' section and above should be followed in terms of details to be included.
- Site 'for sale/lease' board, unless otherwise agreed.

- 5.12 It is only when the relevant level of information has been submitted and approved in writing by the Development Control case officer that the agreed campaign date can commence; the length of the campaign will be confirmed in writing at this time. During the campaign period evidence of viewing details and follow up will also be expected this is detailed below.

### **Evidence**

You should ensure that evidence is kept of the marketing campaign, as a record of what has taken place. Evidence should include:

- Evidence of the negotiations prior to the start of the campaign, including details of independent valuation, site particulars.
- Monthly reports (or at intervals agreed with the council at start of campaign) showing contact details of interested parties in the property, progress and negotiations undertaken including any offers made and reasons for these being rejected. It is not sufficient evidence to just quote number of viewings and generalise on the feedback.
- Copies of advertisements placed. The dates and publication should also be noted.
- Final summary of marketing campaign and its results to be sent to the Council's Development Control Case Officer for consideration. Written confirmation as to whether the campaign has been undertaken in a manner that satisfies the requirements of Policy EM24 will be forwarded to the applicant/agent.

- 5.13 For your guidance attached to this document is an example of a site particulars sheet and advertisement detailing the level and kind of information the council would expect to receive as part of the marketing information for consideration. All of the above evidence should be appended to any future planning application.

A checklist is also attached to assist in your preparations.

## **6. Sites with Alternative Land Use Potential**

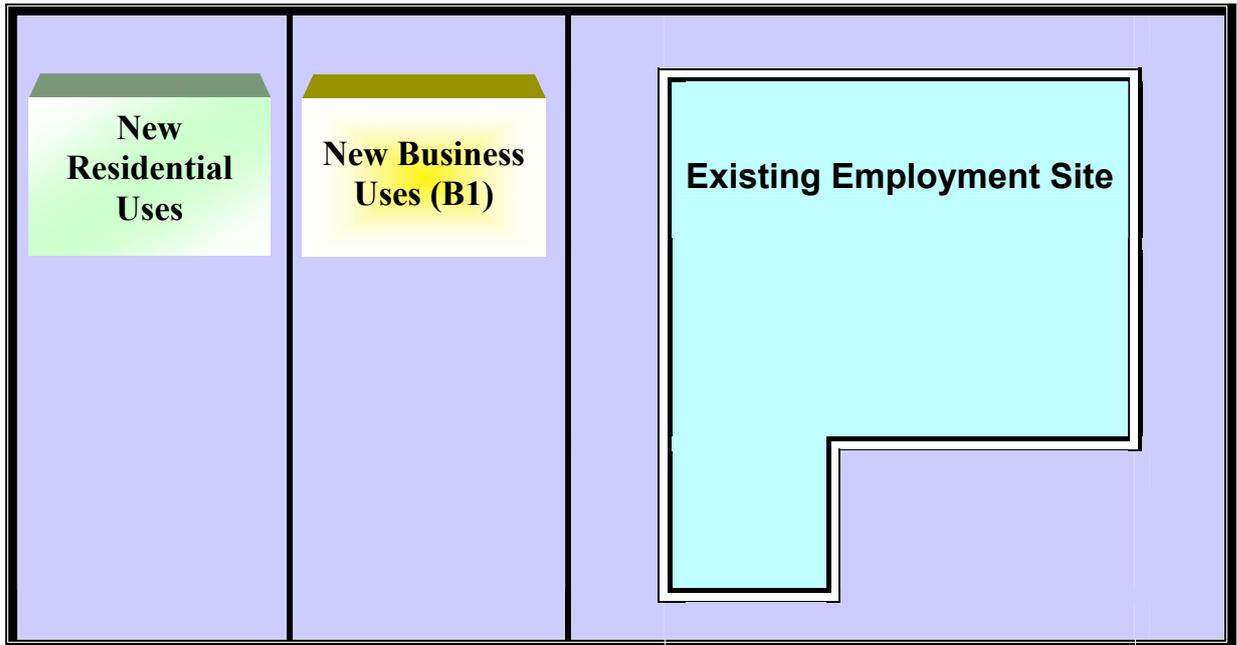
### **Viability Issues**

- 6.1 There may be instances where an applicant can successfully demonstrate that there is no demand for a suitable employment site and that the site's buildings are of a state that, without remedial works, renders them unsuitable for continued employment use. In such cases, it is important to recognise that the value offered by such sites does not arise solely from the existing buildings but from the economic use of the land itself. As such, where a site contains buildings that are in a poor state of repair, consideration will be given to the prospect of refurbishing the existing premises or redeveloping the site for new employment uses in order to maintain the employment resource.

- 6.2 However, it is accepted that even if a site is suitable in land use terms, individual circumstances on the site may mean that its full retention in employment use, following either refurbishment or redevelopment, is not a viable option. If this is the case, applicants will be expected to clearly demonstrate this in a supporting statement accompanying the planning application. The Council will give full consideration to the evidence provided, **it may need to take independent advice on the information provided and the applicant will be expected to pay the Council's expenses for this.**
- 6.3 Nevertheless, although the retention of the site in employment use may not be viable at a particular moment in time, the economics of development may change over time and its refurbishment/redevelopment for employment uses could potentially become a viable proposition in the future. In this respect, such sites are still considered to have value as an employment resource.
- 6.4 There will be a number of sites across the Babergh District where their sole use for business and industrial purposes is no longer appropriate. In such cases, and where this is demonstrated by the Applicant/Agent, the Council will adopt a more flexible approach and, where appropriate, will seek to secure a mix of land uses.

### Mixed-Use Development

- 6.5 Where an applicant can clearly demonstrate that the redevelopment or refurbishment of an existing employment site is unviable, and where it is considered appropriate to do so, developers will be expected, subject to other policy considerations, to explore the prospect of a (real) balanced approach to mixed-use development which incorporates an element of a higher value use to cross-subsidise the partial redevelopment of the site for employment uses. In doing so, employment opportunities can be retained on the site. Such mixed-use schemes will need to secure a reasonable proportion of business and industrial units, appropriate to each location and circumstance.
- 6.6 For example, the Council may encourage mixed-use development where the juxtaposition of the site in relation to other existing employment uses would mean that a mixed-use development is the preferred solution in terms of avoiding a conflict between uses. Where a proposal involves the redevelopment of a site which lies adjacent to another existing industrial use and involves an element of residential development, it may be appropriate to separate the residential element from the existing industrial use with less disturbing business, light industrial or office uses that are generally acceptable in residential areas. In doing so, not only will the amenity of the new development be preserved, but it will also prevent a situation that may give rise to pressure to curtail the existing industrial use. The concept is shown diagrammatically below.



- 6.7 When determining the proportion of the overall site to be developed for employment uses, the Council will assess the individual merits of each case, but in doing so will take account of the employment resource being lost and the potential level of employment that can be achieved within the mixed-use development. As a principle, due to the policy's aims to minimise/avoid the loss of employment land, the extent of employment land to be lost should be minimised as far as possible and the land use mix will need to be justified by documentary evidence.
- 6.8 Where a mixed-use approach is pursued, any planning permission will be conditional on a programme of phasing whereby the delivery of the employment element is linked to the delivery of the higher value use.
- 6.9 Schemes involving residential accommodation should also ensure that necessary community facilities are accessible or can readily be provided on the site. Contributions may be sought from developers towards the provision of necessary facilities. Open space and affordable housing and education provision in particular will need to be addressed.

### Residential Development

- 6.10 The applicant or agent should explain why mixed-use development, including a reasonable proportion of business and industrial space is not feasible on a particular site. Where this is satisfactorily demonstrated, leisure/community uses will be preferred.
- 6.11 Residential development proposals will need to demonstrate that the resulting residential amenity conditions are satisfactory and that there would be no unacceptable impact on the operating conditions of existing and proposed businesses.
- 6.12 Residential schemes should ensure that necessary community facilities are

accessible or can readily be provided on the site.

### 7. Conclusions

- 7.1 The current trend of increasing numbers of proposals for the redevelopment of employment land and premises to non-employment uses, most notably housing, has prompted the Council to clarify its approach towards such proposals in the form of the Supplementary Planning Document. The Council is concerned that the loss of employment sites to other uses will have a negative impact on the competitiveness and social inclusiveness of the local economy. In addition, the Council is also concerned that a reduction in local employment opportunities will exacerbate the unsustainably high levels of out-commuting – particularly when employment sites are most commonly lost to residential development.
- 7.2 The Council does not want to reach a position where the success of the local economy is also threatened by a lack of genuinely available employment land. Where existing employment sites are to be redeveloped for other uses this SPD highlights the following sequential approach towards such proposals:-
- To retain suitable and viable sites in employment use as a 1<sup>st</sup> preference in all cases;
  - To seek mixed-use development to cross-subsidise the delivery of new employment uses as part the site; where this is necessary to do so.
- 7.3 The successful implementation of this SPD will be complimentary and integral to the achievement of the aims and objectives of the Babergh District Local Plan and the Regional Spatial Strategy for the East of England. There are wider social, environmental and economic benefits of using the SPD and policy together and they will make a positive contribution to creating and maintaining sustainable and balanced communities.

### 8. Contacts

For information regarding the implementation of this Supplementary Planning Document, contact:-

Planning Policy  
Babergh District Council  
Council Offices  
Corks Lane  
Hadleigh  
IPSWICH  
IP7 6SJ

[ldf@babergh.gov.uk](mailto:ldf@babergh.gov.uk)

**Advertisement Example**

**Village Nr Sudbury  
For Sale/To let**



Former agricultural building  
suitable for a variety of commercial uses  
subject to planning.

Approx 232 sq m (2,500 sq ft) in grounds of  
one acre

**Freehold price £**  
**Lease price £ & terms**

All enquiries (contact details)  
Copy enquiry to  
[planning.reception@babergh.gov.uk](mailto:planning.reception@babergh.gov.uk)

## Marketing Campaign Check List

		Yes	No	Date
1.	Contact made with the Council's Planning Department.			
2.	Advice received from the Planning Department in relation to your proposal.			
3.	Did the advice request a marketing campaign to be undertaken?  If <ul style="list-style-type: none"> <li>• Yes – please continue steps below</li> <li>• No – An application can be submitted without following steps below</li> </ul>			
4.	Details of the required scheme received <ul style="list-style-type: none"> <li>• Verbally or</li> <li>• written</li> </ul>			
5.	Submission of details forwarded to the Council's Development Control Case Officer for consideration.  <i>(the following must form part of your submission)</i>			
a	Site Particulars:  <i>Are the following included?</i> <ul style="list-style-type: none"> <li>• external photo(s); description of the site/premises;</li> <li>• current permitted use and potential uses subject to planning; price and tenure; dimensions of: <ul style="list-style-type: none"> <li>◆ building, internal rooms, gross internal area, size of the total site including any land, services;</li> </ul> </li> <li>• restrictions and covenants that may affect the site;</li> <li>• location map extract; contact details for viewings (<i>other relevant information to attract potential commercial investors should also be detailed</i>)</li> </ul>			
b	Advertisement details: <ul style="list-style-type: none"> <li>• A draft advert indicating the size and format together with confirmation of where the advert will be placed and its regularity.</li> <li>• Confirmation of how the property will be added to the Choose Suffolk website</li> </ul>			

		Yes	No	Date
c	<p>For sale/to let Board:</p> <ul style="list-style-type: none"> <li>Confirmation that a for sale/to let board will be erected on site</li> </ul>			
d	<p>Evidence based information:</p> <ul style="list-style-type: none"> <li>Details of negotiations, independent valuation and sales particulars prior to start of campaign.</li> <li>The method and format of reporting progress of interested parties, copies of advertisements placed the date and publication.</li> <li>The methods and format of reporting the final marketing campaign and its results</li> </ul>			
6.	Have the above details been formally agreed by the Council and written acceptance been received?			
7.	Has the start date and length of campaign been confirmed in writing?			
8.	<p>Evidence based information:</p> <ul style="list-style-type: none"> <li>Submission reports (at agreed intervals) to the Council's Development Control Case Officer including copies of advertisements placed, the date and publication.</li> </ul>			
9.	<p>Evidence based information:</p> <ul style="list-style-type: none"> <li>Submission of final summary of marketing campaign to the Council's Development Control Case Officer for consideration.</li> </ul>			
10.	<p>Written confirmation received from the Council that the campaign has been undertaken in a manner that satisfies the requirements of Policy EM24.</p> <ul style="list-style-type: none"> <li>If yes please append all of the above evidence to any future planning application</li> <li>If no further negotiations will be required before submitting a planning application.</li> </ul>			

**Example**

*Please note the level of details,  
format and size may vary.*

**Commercial Premises for sale or to let**

**Suitable for a variety of commercial uses  
subject to consent**

(Good External Photo(s) )



(Good internal Photo(s))



**The Barn,  
The Village,  
Nr Sudbury  
Suffolk**

**Freehold guide price and leasehold price(s)  
to be inserted here**

- Premises: Redundant building approximately 2,500 sq ft in grounds of one acre.
- Location: Barn in a rural setting close to the attractive market town of Sudbury 18 miles north of Colchester and 20 miles west of Ipswich.
- Description: Traditional timber framed barn with thatched roof. Double bay frontage.
- Access details A shared driveway off Jarvis Lane provides access to the site with parking allocated in the yard area to front of building.
- Accommodation: (two examples shown below) (gross internal area) ***Please note any residential details should be shown secondary to the commercial element at the end of the specification sheet or appended separately.***

Contact: **vendor details including address, telephone, fax, email.**

1. Building offers 2,500 sq ft of floor space, available as a whole or conversion to two units would be considered.

Dimensions of buildings/shop frontage identifying subdivisions (example shown below if the subdivided areas are available separately indicate prices accordingly)

2. Main barn 450 sq ft  
Workshop 150 sq ft  
Area 2 100 Sq ft

Total commercial area 700 sq ft (insert freehold guide price/rental price)

The main barn has ceiling height of 20ft and the entry doors are 12ft x 12ft. Workshop has side entrance door to yard area, service pit and three-phase electricity.

Area 2 comprises storeroom, cloaks and small office.

External Concrete yard with parking area for approx 20 vehicles.details:

Services: Three-phase electricity and water are connected.

Planning: The building has previously been used for agricultural purposes. It is available for a wide range of non-agricultural use such as business, tourism, community and leisure subject to obtaining the necessary consents. The site is located within the Stour Valley Special Landscape Area. *(any planning conditions affecting the site should be shown here) if unknown please contact the Planning Department on 01473 822801 for clarification)*

Covenant The premise is subject to a covenant to provide 10 parking spaces.

Restrictions *(Any other known legal restrictions or conditions should shown here)* conditions:

Tenure: The property is offered for sale freehold at a guide price of £..... or lease terms to be agreed. Rental by negotiation subject to amount of work required in relation to converting the building As a guide rent in region of £..... per square foot per annum is expected.

Other items Racking systems, shop shelves, stock included in sale:

Rates: To be assessed or

Rateable value £

Rates payable £

Contact: **vendor details including address, telephone, fax, email.**

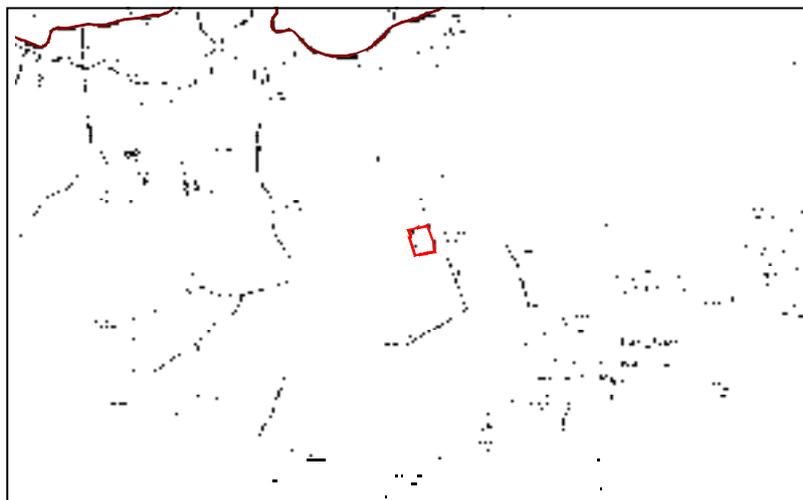
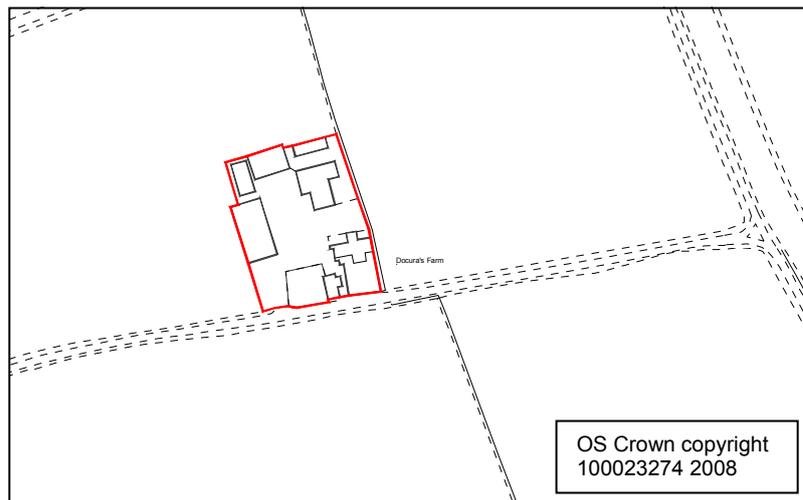
## Safeguarding Employment Land

Local Authority: Babergh District Council, Council Offices, Corks Lane, Hadleigh, Ipswich, Suffolk IP7 6SJ. Telephone 01473 822801

Other information: Possibility of redundant workshop grant available from Local Authority all enquiries should be made direct to them on 01473 822801.

Viewing: Strictly by prior appointment with the agent/vendor  
(Agent/vendor details here)

Location Maps: *Example maps (Please note these maps are for illustrative purposes only).*



Contact: vendor details including address, telephone, fax, email.

OS Crown copyright  
100023274 2008

**Babergh District Council  
Corks Lane  
Hadleigh  
IPSWICH  
IP7 6SJ**

**Telephone: 01473 822801  
Minicom: 01473 825878  
Fax: 01473 825708**

