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EXHIBIT YW-4

Enforcement officer correspondence (October 2025)



Outlook

**RE: EN/25/00533 - Alleged Unauthorised Erection of an Outbuilding Structure - 30 Edies Lane,
Leavenheath, Colchester, Suffolk, CO6 4PA**

From David Steel <David.Steel@babberghmidsuffolk.gov.uk>

Date Wed 15/10/2025 12:15 PM

To Nick Peasland <info@nickpeasland.co.uk>

Cc 'Adam Willis' <adamwillis363@gmail.com>; 'Willis Global Estates Limited' <willisglobalestates@gmail.com>

Good afternoon,

Following on from the below, having sought a point of clarification.

Any lawful development certificate should be made for the building to ascertain whether it is permitted development e.g. within the dwellinghouse curtilage and therefore Class E, for example, and not to the land as a change of use (as curtilage is not a "use". Though would be happy to further work through this with you if you decide to pursue this avenue. Though ultimately the description and details provided would be for you and your client to agree prior to submission, if so made.

Many thanks and kind regards,

David Steel.
Senior Planning Enforcement Officer.
Babergh and Mid Suffolk District Councils

Tel: 01449 724 798
David.steel@baberghmidsuffolk.gov.uk

My usual working pattern is – Mon, Weds, Thurs, & Fri.

IMPORTANT PLEASE READ

Planning fees are increasing from the 1st April 2025 – please [CLICK HERE](#) to review the new fees.

From: David Steel
Sent: 15 October 2025 10:45
To: 'Nick Peasland' <info@nickpeasland.co.uk>; planningenforcement@baberghmidsuffolk.gov.
Cc: 'Adam Willis' <adamwillis363@gmail.com>; 'Willis Global Estates Limited' <willisglobalestates@gmail.com>
Subject: RE: EN/25/00533 - Alleged Unauthorised Erection of an Outbuilding Structure - 30 Edies Lane, Leavenheath, Colchester, Suffolk, CO6 4PA

Good morning, Mr. Peasland.

Thank you for getting in touch and apologies for the delayed reply. Thank you for your patience, for your awareness I spoke with Mrs. Willis, this morning and advised I would come back to you today.

Having reviewed the site with Planning Officer colleagues, I can advise that the LPA do not consider the area hosting the alleged unauthorised building is within the dwellinghouse curtilage. Garden-use and ownership / boundary, and curtilage, whilst often conflated are not one in the same.

If you can assist Mr. & Mrs. Willis, with the return of the Planning Contravention Notice I will be happy to review the responses and consider the information provided to see if this affects my original assessment.

Secondly, to regularise the matter, a Lawful Development Certificate may be applied for to clarify the designation of the land and curtilage. Although I cannot advise on the prospect of this being granted and it would be at your client's own risk and cost to go about this.

Another option would be the submission of an application for retention, though currently the local plan policy / policies do not indicate supportability.

I understand Mr. & Mrs. Willis, have (as advised by Mrs. Willis, this morning) paused works. However, I appreciate they are concerned this might put the building / works at risk of weather / damage. Therefore, it would be prudent for the PCN to be returned as soon as practicably possible. To be clear, the Council have not issued any instruction requiring works to cease and I would not object to the site being secured whilst matters are being considered. Although any further works to enact the building are at their (owners / occupiers) own risk.

In the alternative to possible further formal enforcement action, that if a schedule to confirm removal of the building is provided and agreed with the Council, and then the building is subsequently removed with the land restored to its prior condition (and resultant materials removed from the land) within a reasonable timeframe, that we may consider the matter resolved.

Yours sincerely, and with thanks.

David Steel.
Senior Planning Enforcement Officer.
Babergh and Mid Suffolk District Councils

Tel: 01449 724 798
David.steel@baberghmidsuffolk.gov.uk

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IMPORTANT PLEASE READ

Planning fees are increasing from the 1st April 2025 – please [CLICK HERE](#) to review the new fees.

From: Nick Peasland <info@nickpeasland.co.uk>
Sent: 14 October 2025 12:48
To: David Steel <David.Steel@baberghmidsuffolk.gov.uk>;
planningenforcement@baberghmidsuffolk.gov.
Cc: 'Adam Willis' <adamwillis363@gmail.com>; 'Willis Global Estates Limited'
<willisglobalestates@gmail.com>
Subject: FW: EN/25/00533 - Alleged Unauthorised Erection of an Outbuilding Structure - 30 Edies Lane, Leavenheath, Colchester, Suffolk, CO6 4PA

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Good afternoon David

We just wanted to check you received our email sent yesterday in connection with 30 Edies Lane?

I look forward to hearing from you.

Kind regards,

Nick Peasland

Nick Peasland Architectural Services Limited
Belmont House
Hall Street
Long Melford
Sudbury
Suffolk
CO10 9JF

Mobile: **07966 152864**

Email: info@nickpeasland.co.uk

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Vat No. 786 4710 92
Registered office : 22 Friars Street, Sudbury, Suffolk, CO10 2AA*

From: Nick Peasland <info@nickpeasland.co.uk>

Sent: 13 October 2025 16:02

To: 'David Steel' <David.Steel@baberghmidssuffolk.gov.uk>

Cc: 'Adam Willis' <adamwillis363@gmail.com>

Subject: EN/25/00533 - Alleged Unauthorised Erection of an Outbuilding Structure - 30 Edies Lane, Leavenheath, Colchester, Suffolk, CO6 4PA

Good afternoon David

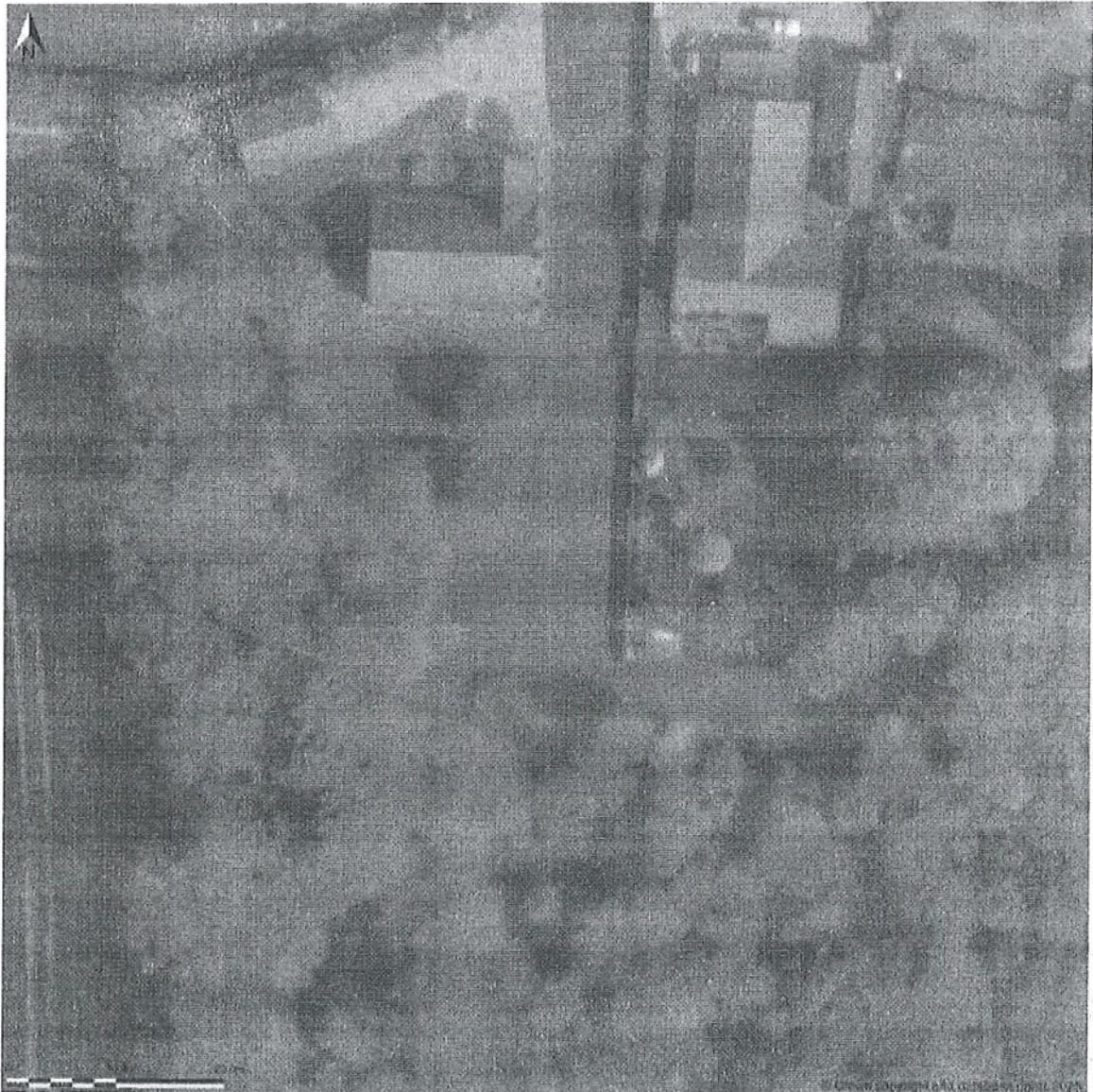
I hope this email finds you well.

We have been contacted and instructed by Mr & Mrs A Willis of 30 Edies Lane, concerning a planning enforcement notification they have received dated the 9th October 2025, with regards to an ancillary residential outbuilding structure they are currently in the process of erecting within their garden.

The structure would appear to conform to their householder permitted development rights. The outbuilding is located within their garden/curtilage, and will accord with the criteria set out in the Governments permitted development technical guidance.

We have looked back at some historic maps which clearly show the area in question (just to the South of the boundary with 30a Edies Lane) as part of the garden within the curtilage of No 30 Edies Lane (see historic image below).

This appears to have been used as garden/lawn for many years, definitely well over 10 years.



If the person/persons who have made the report to the Council have evidence to the contrary, we would be happy to review.

We would be grateful for your thoughts, and look forward to hearing from you.

Kind regards,

Nick Peasland

Nick Peasland Architectural Services Limited

Belmont House

Hall Street

Long Melford

Sudbury

Suffolk

CO10 9JF

Mobile: **07966 152864**

Email: info@nickpeasland.co.uk

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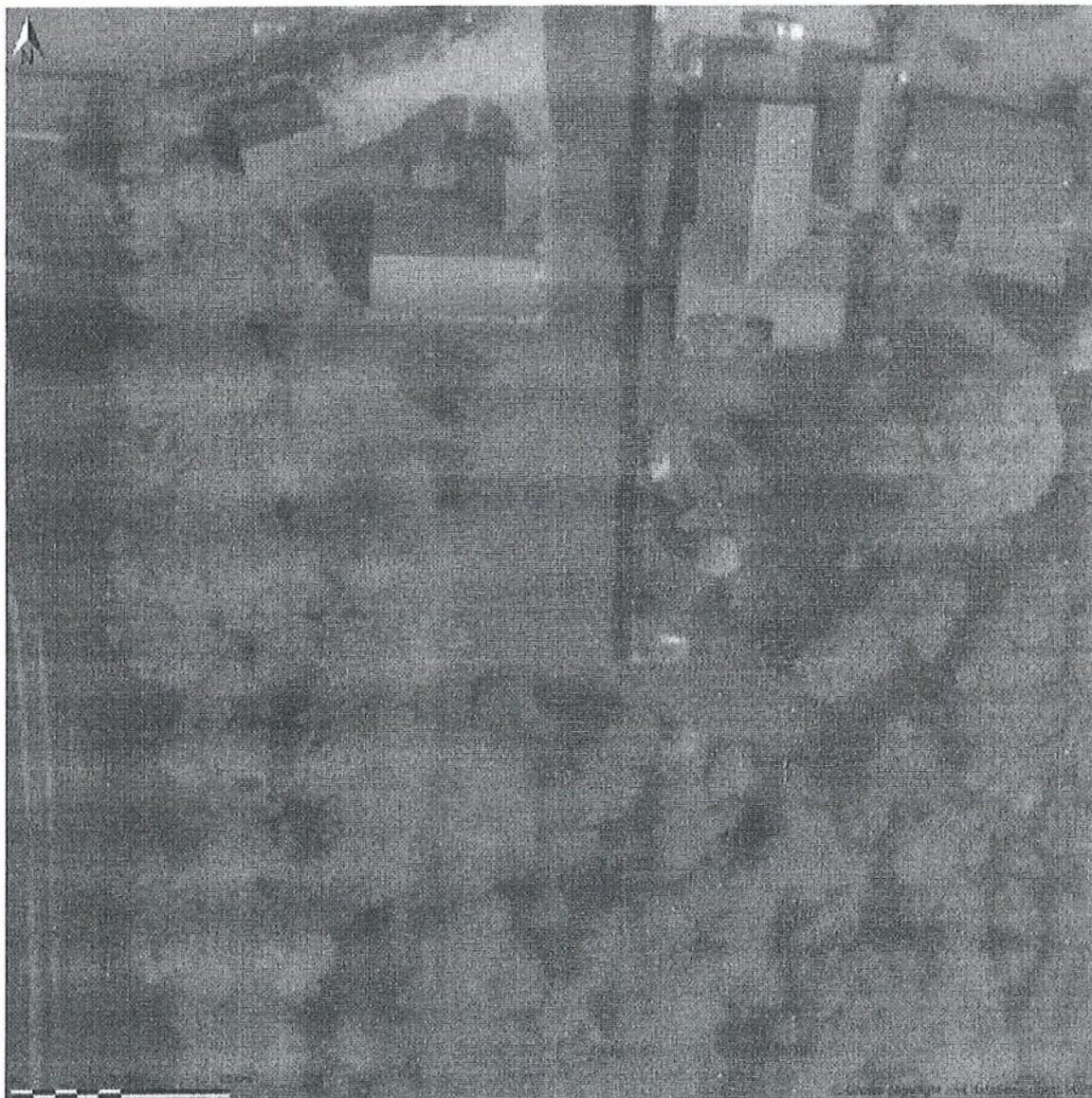
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If the person/persons who have made the report to the Council have evidence to the contrary, we would be happy to review.

EXHIBIT YW-5

Signed plan identifying the maintained residential garden area

(Attach signed plan immediately after this sheet.)



30 Edies Ln

30 EDIES LANE
 NAME Y. Lewis
 SIGNATURE *[Handwritten Signature]*
 DATE 2.2.16

Legend
 30 Edies Ln

30 m



EXHIBIT YW-6

Historic aerial imagery – Year 2007



90 m

Legend
📍 30 Edies Ln

Year 2007
Write a description for your map.

EXHIBIT YW-7

Historic aerial imagery – Year 2009



Edies

30 Edies Ln



90 m

Legend

30 Edies Ln

Year 2009

Write a description for your map.

Google Earth

Image © 2025 Cesium Mapping, Inc.

EXHIBIT YW-8

Historic aerial imagery – Year 2012

Year 2012

Write a description for your map.

30 Edies Ln

Edies

Legend
30 Edies Ln



EXHIBIT YW-9

Historic aerial imagery – Year 2013



Legend

30 Edies Ln

Year 2013

Write a description for your map.

Google Earth

Image © 2025 Maxar Technologies

90 m



EXHIBIT YW-10

Historic aerial imagery – Year 2015

Year 2015

Write a description for your map.



Legend

📍 30 Edies Ln



90 m

EXHIBIT YW-11

Historic aerial imagery – Year 2017

Year 2017

Write a description for your map.



Legend

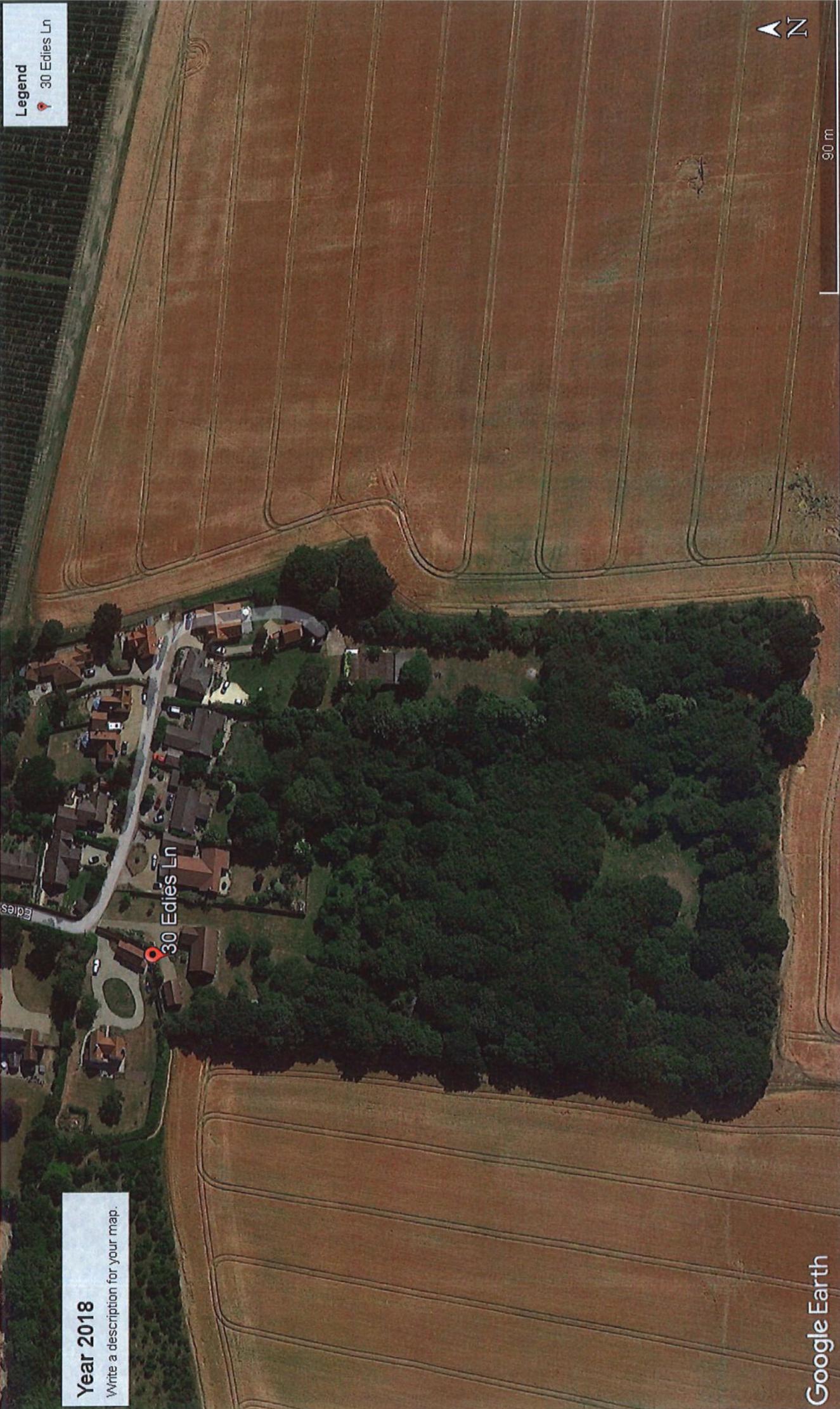
 30 Edies Ln



EXHIBIT YW-12

Historic aerial imagery – Year 2018

Year 2018
Write a description for your map.



Legend
📍 30 Edies Ln

EXHIBIT YW-13

Historic aerial imagery – Year 2019



Year 2019
Write a description for your map.

EXHIBIT YW-14

Historic aerial imagery – Year 2020

Year 2020

Write a description for your map.



Legend

📍 30 Edies Ln



90 m

Google Earth

EXHIBIT YW-15

Historic aerial imagery – Year 2021
