

**TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING PERMISSION**  
SUBJECT TO CONDITIONS

**Decision Date: 26 October 2017**

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Paul Derry,  
Barton Willmore  
St Andrews House  
St Andrews Road  
Cambridge  
Cambridgeshire  
CB4 1WB

The Council hereby grants outline planning permission for consideration of access points, for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works

At: Land at Teversham Road, Fulbourn  
For: Daniel Coulson, Castlefield International Limited

In accordance with your application dated 18-Jan-2017 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. Approval of the details of the layout of the site, including the scale and location of public open spaces and play areas, the scale and appearance of buildings, and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.  
(Reason - The application is in outline only.)
2. Application for the approval of the reserved matters shall be submitted to the Local Planning Authority before the expiration of two years from the date of this permission.  
(Reason - The application is in outline only.)
3. The development hereby permitted shall begin not later than the expiration of one year from the date of approval of the last of the reserved matters to be approved.  
(Reason - The application is in outline only.)
4. The development hereby permitted shall be carried out in accordance with the following approved plans: M02 rev C – Site Plan; M06 rev E – Parameters Plan; P2 – 50m Exclusion Zone B; B411/008 Rev 1 – Cox's Drove Emergency Vehicle Access; and B411/SK/09 Rev 2 – Indicative Full Right Turn.  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
5. Notwithstanding the submitted indicative layout, details of the mix of housing (including both market and affordable housing) shall submitted with any reserved matters application for housing.  
(Reason: To ensure an appropriate mix of housing in accordance with policy HG/2 of the adopted

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South Cambridgeshire Development Control Policies DPD.)

6. Detailed plans and particulars of the reserved matters pursuant to condition 1 above shall be in general accordance with the illustrative layout (Drawing number 'M03 Rev C'), subject to taking into account the 50m noise exclusion zone as identified on drawing number 'P2'. The development shall be carried out in accordance with the approved details and retained as such.

(Reason - The application is in outline only.)

7. Prior to the commencement of the development full details of the tree protection measures for all trees and hedges to be retained shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be set out in a detailed Arboricultural Method Statement to include the specification of the location and type of protective fencing, the timings for the erection and removal of the protective fencing, the details of any hard surfacing and underground services proposed within the root protection areas, all to be in accordance with the British Standard for Trees in Relation to Construction 5380 2000, and the monitoring of tree protection measures during construction. All tree protective measures shall be carried out as set out in the approved Arboricultural Method Statement.

(Reason: To protect the visual amenity of the area in accordance with policies).

8. Prior to the commencement of the development a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) CCE/B411/FRA-03 September 2014 by Cannon Consulting Engineers has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the long term ownership/adoption of the surface water drainage system and maintenance of the same. The scheme shall be constructed, completed and properly retained /maintained thereafter in accordance with the approved plans and implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007

9. Prior to the commencement of the development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development, or in accordance with the implementation programme agreed in writing with the Local Planning Authority and properly retained /maintained thereafter.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/9 of the adopted Local Development Framework 2007.)

10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval for the remediation strategy from the Local Planning Authority. The remediation strategy shall be implemented as approved.

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(Reason - To prevent the risk of contamination to the water environment.)

11. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

12. Prior to the commencement of the development, a landscape and biodiversity management scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the landscape and ecological management objectives for the site, including but not limited to, the following points:

- i. An audit of proposed retained areas and an assessment of the existing site habitats to be retained, lost and created.
- ii. The retention of areas of grassland supporting flora of local importance in-situ
- iii. The management and protection measures for all retained habitats and species, including early marsh orchids, to prevent damage during construction.
- iv. A habitat restoration scheme for the chalk stream.
- v. The management of the surrounding tree belts and hedgerows, particularly with regard retaining dark flight corridors for bats.
- vi. The management of ponds
- vii. The management of grassland habitats
- viii. The restoration and maintenance of the ornamental garden
- ix. A reptile mitigation strategy
- x. The preparation of a work schedule
- xi. The frequency for the monitoring of habitats and notable species and means of reporting the findings to the LPA over a ten year period.
- xii. A timetable for the implementation of all of the landscape and biodiversity enhancement measures listed in the management scheme.

The scheme shall include full details of measures required to deliver the long term maintenance of the all areas providing landscape and ecological management. The measures shall also address means of public access (including boardwalks). The landscape and biodiversity management plan shall be implemented in accordance with the agreed timetable, and thereafter maintained in accordance with the agreed details.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

13. Prior to the commencement of the development, ground works and/or vegetation removal, a repeat Badger Survey shall be undertaken. The findings of the Badger Survey shall be provided to the Local Planning Authority for prior written approval. The scheme shall be constructed, completed and properly retained /maintained thereafter in accordance with the agreed details.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

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14. Prior to the commencement of the development, full details of a Scheme of Grassland Mitigation and Translocation has been submitted to and approved in writing by the Local Planning Authority. These measures shall include (but shall not be limited to):

- i. Botanical surveys to be undertaken in order to determine the distribution and densities of important grassland species plotted using GPS and presented on a plan.
- ii. The Scheme's aims and objectives.
- iii. The evaluation of the ecological, hydrological and geological requirements of the important grassland species.
- iv. The selection of suitable receptor sites.
- v. A method statement for the grassland removal.
- vi. The location of works and/or measures required to successfully implement the translocation.
- vii. Full details of long-term management and ownership of the receptor sites.
- viii. Details of the persons responsible for the implementation of the Scheme.
- ix. A timeframe for the Scheme's implementation.
- x. Measures for the monitoring of the Scheme for a minimum period of twenty five.

The agreed mitigation and translocation scheme shall be carried out as approved and the site maintained and managed thereafter in accordance with it.

(Reason - To mitigate ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

15. Prior to the commencement of the development, a scheme for the provision and location of fire hydrants to serve the development has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

(Reason - To ensure an adequate water supply is available for emergency use.)

16. Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the local planning authority for that development, hereby permitted. The CEMP shall accord and give effect to the waste management principles set out in the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy. The CEMP shall address the following aspects of construction:

- i. A construction programme;
- ii. Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with the location of parking for contractors and construction workers;
- iii. Construction hours;
- iv. Delivery times for construction purposes;
- v. Soil Management Strategy including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007;
- vi. Noise monitoring method including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228 (1997);
- vii. A construction noise impact assessment and a report/method statement detailing predicted construction noise and vibration levels at noise sensitive premises, and consideration of mitigation measures to be undertaken to protect local residents from construction noise and/or vibration. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be

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predicted in accordance with the provisions of BS 5228:2009+A1:2014: 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise and Part 2: Vibration.

viii. A programme of measures to minimise the spread of airborne dust (including consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development.

ix. Site lighting during construction;

x. Drainage control measures including the use of settling tanks, oil interceptors and bunds;

xi. Screening and hoarding details;

xii. Access and protection arrangements around the site for pedestrians, cyclists and other road users;

xiii. Procedures for interference with public highways (including rights of way), permanent and temporary realignment, diversions and road closures;

xiv. External safety and information signing and notices;

xv. Liaison, consultation and publicity arrangements including dedicated points of contact;

xvi. Consideration of sensitive receptors;

xvii. Prior notice of agreement of procedures for works outside agreed limits;

xviii. Complaints procedures, including complaints response procedures;

xix. Location of Contractors compound and method of moving materials, plant and equipment around the site.

The CEMP shall be implemented in accordance with the approved details.

(Reason - To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with the aims of Policies DP/3, DP/6 and NE/15 of the South Cambridgeshire Local Development Framework Development Control Policies 2007, and to comply with the Guidance for Local Planning Authorities on Implementing Planning Requirements for the European Union waste Framework Directive (32008/98/EC), Department for Communities and Local Government, December 2012.)

17. Prior to the commencement of development a full Site Waste Management Plan and Waste Audit shall be submitted in writing and approved by the Local Planning Authority. These shall include details of:

i. Construction waste infrastructure dealing with how inert waste arisings will be managed/recycled during the construction process;

ii. Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;

iii. Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;

iv. Any other steps to ensure the minimisation of waste during construction;

v. The location and timing of provision of facilities pursuant to criteria i), ii), iii) and iv) Proposed monitoring and timing of submission of monitoring reports;

vi. The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction;

vii. A RECAP Waste Management Guide toolkit, including a contributions assessment, shall be completed with supporting reference material;

Proposals for the management of municipal waste generated during the construction phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to

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storage and collection points by users and waste collection vehicles is required.

(Reason - To ensure that waste arising from the development is minimised and that which is produced is handled in such a way that it maximises opportunities for re-use and recycling in accordance with Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011), and Policy DP/6 of the South Cambridgeshire Local Development Framework Development Control Policies DPD (2007)

18. Prior to the commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security/residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by the local planning authority. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details/ measures. (Reason: To protect local residents from light pollution/ nuisance and protect/ safeguard the amenities of nearby residential properties in accordance with NE/14 Lighting Proposals.)

19. Concurrently with any reserved matters application and prior to commencement of development a noise mitigation/ insulation scheme to protect occupants externally and internally from rail noise to the north and noise emanating from the Breckenwood Industrial Estate to the north west, shall be submitted to and approved in writing by the local planning authority. The noise insulation scheme shall have regard to site layout/orientation, internal room configuration, building fabric and glazing acoustic performance and adequate provision of rapid ventilation for thermal comfort or similar and shall demonstrate that the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings"(or as superseded) shall be achieved. If the internal noise levels recommended in BS 8233 cannot be achieved with partially open windows/ doors, then any scheme shall have particular regard to alternative forms of rapid/ purging ventilation such as mechanical or passive acoustic vents to facilitate ventilation/ thermal comfort cooling. The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained thereafter. (Reason - To ensure that sufficient noise mitigation/ attenuation is provided to all residential properties to protect occupiers externally and internally from the impact of rail and industrial noise and to safeguard the health, amenity and quality of life of future residents in accordance with paragraphs 109 and 123 of the NPPF and Policy NE/15 Noise Pollution of the adopted LDF 2007

20. No dwellings or private gardens shall be sited within the residential no build/ exclusion zone as detailed on the Barton Willmore drawing 'Land at Teversham Road, Fulbourn Project, Drawing title: 50m Exclusion Zone B, dated 1st April 2014, Project No. 22403' unless and until a detailed noise mitigation strategy and/ or detailed insulation scheme to address the off-site operational noise of the Breckenwood Industrial Estate, has been submitted to and approved in writing by the Local Planning Authority. Occupation of any dwelling within the identified exclusion zone shall not take place until those works have been completed in accordance with the approved details and post installation acoustic/ noise testing to demonstrate effectiveness of the works have been certified as complete and approved in writing by the local planning authority. The scheme/ strategy shall be maintained as such thereafter.

(Reason: To ensure that sufficient noise mitigation/ attenuation is provided to all residential properties to protect occupiers externally and internally from the impact of industrial noise and to safeguard the health, amenity and quality of life of future residents in accordance with paragraphs

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109 and 123 of the NPPF and Policy NE/15 Noise Pollution of the adopted LDF 2007.)

21. No demolition or construction works shall commence on site until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway);
- ii. Contractor parking should be within the curtilage of the site and not on street;
- iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway);
- iv. Control of dust, mud and debris.

(Reason - In the interests of highway safety in accordance with policy DP/3 of the Local Development Framework)

22. The dwellings shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority for that use. The Plan shall be implemented in accordance with the approved details.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

23. The occupation of any particular dwelling hereby permitted, shall not commence until appropriate car parking, and covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The car parking and cycle parking shall thereafter be implemented and maintained in accordance with the approved details.

(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

24. The main site access and emergency access, as shown on drawing nos: M06 E; B411/SK/09 Rev 2; B411/008 Rev 1 shall be constructed so that its falls and levels are such that no surface water from the site drains across or onto the public highway.

(Reason – for the safe and effective operation of the highway in accordance with Policy DP/3 of the adopted Local Development Framework 2007).

25. The proposed main site access and emergency access, as shown on drawing nos: M06 E; B411/SK/09 Rev 2; B411/008 Rev 1, shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

(Reason – In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007).

26. Prior to the commencement of the development, a scheme for the following highway improvement works shall be submitted to and approved in writing by the Local Planning Authority :

- i. Provide footway links to connect the existing footways in the vicinity of the site with closest bus stops to the site.
- ii. Widening of the Footway/cycleway on Hinton Road to facilitate cycle accessibility to the wider Cambridge cycle network.

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- iii. Improvements to the Hinton Road/ Fulbourn Old Drift uncontrolled crossing facilities.  
iv. Provide drop kerb facilities on The Maples, Birdfarm Road, The Haven, Haggis Gap and Swifts Corner junctions to ensure accessibility by pedestrians to key facilities in Fulbourn including the primary school.

The highway improvement works shall be carried out in accordance with a programme for their implementation and in accordance with the approved details.

(Reason - for the safe and effective operation of the highway in accordance with Policy DP/3 of the adopted Local Development Framework 2007)

27. Prior to the commencement of the development, a scheme for the provision of on-site renewable energy to meet 10% of the projected energy requirements of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the approved scheme.

(Reason - To ensure an energy efficient and sustainable development in accordance with the details submitted with the application and to meet the aims of Policies NE/1 and NE/3 of the adopted Local Development Framework 2007.)

28. Notwithstanding the particulars shown on the parameters plan, the numbers of storeys and the height of the eaves and ridge above AOD of any built development hereby approved shall be determined through Reserved Matters applications.

(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

29. Prior to the occupation of any dwellings, an Electric Vehicle (EV) Charging Plan (which is integrated into the landscaping plan) shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include the details of the number, location, installation and management of EV charging points and the provision of cabling infrastructure. The Electric Vehicle Charging Plan shall be implemented in accordance with the agreed details prior to the occupation of the 50th dwelling, and thereafter maintained in accordance with the agreed details.

(Reason - In the interest of reducing carbon dioxide emissions, in accordance with South Cambridgeshire (LDF) Development Control Policies (DPD 2007), policy NE/1, NE/2 and NE/3 - and TR/1-4)

**Informatives**

1. It is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
2. The development shall be carried out in accordance with the signed s106 agreement dated 25 October 2017

**General**

1. **Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions**



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The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website [www.scambs.gov.uk](http://www.scambs.gov.uk). If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure)(England) Order 2010], a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website [www.scambs.gov.uk](http://www.scambs.gov.uk) (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.
4. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at [www.scambs.gov.uk/snn](http://www.scambs.gov.uk/snn). Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email [address.management@scambs.gov.uk](mailto:address.management@scambs.gov.uk). Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.
5. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act

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1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.

6. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
7. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary may be applied. Details for both procedures are available on the Council's website or on request.
8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or [building.control@scambs.gov.uk](mailto:building.control@scambs.gov.uk) or via the website [www.scambs.gov.uk](http://www.scambs.gov.uk).
9. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

To help us enhance our service to you please click on the link and complete the customer service questionnaire: [www.surveymonkey.com/s/2S522FZ](http://www.surveymonkey.com/s/2S522FZ)

*SS Kelly*

**Stephen Kelly**

Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

**THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.**

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**  
CAMBRIDGESHIRE

**Form 4**  
**Ref. S/0202/17/OL**

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**SEE NOTES OVERLEAF**

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**NOTES**

**Appeals to the Secretary of State**

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

**Purchase Notices**

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.