Horsham District Council

Mr Sam Sykes
ECE Planning
64-68 Brighton Road
Worthing
BN11 2EN

Application Number: DC/26/1048

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Department of Education

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Variation of Conditions 1, 3, 4, 5, 6, 9, 20 and 23 to previously approved application DC/22/1954 (Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels and landscaping) relating to amended plans and pre-commencement conditions.

Greenway Academy, Greenway, Horsham, West Sussex

to be carried out in accordance with Application No. DC/26/1048 submitted to the Council on 30/06/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Emma Parkes
Head of Development and Building Control

Date: 26/10/2026

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	SWEPT PATH ANALYSIS OF FIRE TENDER 1/2	237.0005-00021 REV P01	30.06.2026

Supporting Statement	ARBORICULTURAL IMPACT ASSESSMENT	RP1029-LLB-00-ZZ-T-O-2002 REV P04	11.09.2026
Plans	DETAILED PLANTING 1 OF 3	SRP1029-LLB-00-EX-D-L-0027 - 4P REV P02	11.09.2026
Plans	DETAILED PLANTING 3 OF 3	SRP1029-LLB-00-EX-D-L-0028 - 4P REV P02	11.09.2026
Plans	DETAILED PLANTING PLAN 3 OF 3	SRP1029-LLB-00-EX-D-L-0029 - 4P REV P03	11.09.2026
Supporting Statement	FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY	SRP1029-CRH-ZZ-XX-T-C-0001 REV P02	29.07.2026
Supporting Statement	NOISE IMPACT ASSESSMENT	SRP1029-AAL-ZZ-ZZ-T-J-0002	11.09.2026
Plans	Site Furniture Details	2119-MAC-XX-XXDR- REV P02	14.10.2022
Plans	Site furniture	2119-MAC-XX-XXDR- REV P02	14.10.2022
Plans	Site furniture	2119-MAC-XX-XXDR- REV P02	14.10.2022
Plans	Swept Path Analysis of Fire Tender 2/2	237.0005-0002 REV P01	30.06.2026
Plans	Flood Risk Assessment and Drainage Strategy 1/2	SRP1029-CRH-ZZ-XX-T-C-0001 REV P01	30.06.2026
Plans	Flood Risk Assessment and Drainage Strategy 2/2	SRP1029-CRH-ZZ-XX-T-C-0001 REV P01	30.06.2026
Plans	Drainage Strategy 1/2	5500 REV P03	
Plans	Drainage Strategy 2/2	5501 REV P03	
Plans	Existing Drainage Modification Works 1/2	5502 REV P01	
Plans	Existing Drainage Modification Works 2/2	5503 REV P01	
Location & Site plan	Proposed Site Plan and Site Location Plan	0001 REV P13	11.09.2026
Section plan	Site Sections	0003 REV P08	11.09.2026
Floor plan	Proposed Ground	0100 REV P14	30.06.2026
Floor plan	Proposed First	0101 REV P11	30.06.2026
Roof plan	Proposed	0102 REV P17	19.10.2026
Elevation plan	GENERAL ARRANGEMENT BUILDING ELEVATIONS NORTH AND EAST	0401 REV P11	11.09.2026
Elevation plan	GENERAL ARRANGEMENT BUILDING ELEVATIONS SOUTH	0402 REV P11	11.09.2026

	AND WEST		
Plans	Incoming Services Layout	SRP1029-HAW-00-EX-D-Z-5401 REV P03	30.06.2026
Plans	Combined External Services Layout	SRP1029-HAW-00-EX-D-Z-5402 REV P03	30.06.2026
Site plan	Existing Site Plan	SRP1029-LLB-00-EX-D-L-0001 - 4P REV P01	30.06.2026
Plans	LANDSCAPE MASTER PLAN	SRP1029-LLB-00-EX-D-L-0002 - 4P REV P04	11.09.2026
Tree plan	TREE REMOVAL PROTECTION AND RETENTION PLAN - PHASE 1	SRP1029-LLB-00-EX-D-O-2002 REV P04	11.09.2026
Tree plan	TREE REMOVAL PROTECTION AND RETENTION PLAN - PHASE 2a	SRP1029-LLB-00-EX-D-O-2003 REV P04	11.09.2026
Tree plan	TREE REMOVAL PROTECTION AND RETENTION PLAN - PHASE 2b	SRP1029-LLB-00-EX-D-O-2004 REV P05	11.09.2026
Plans	Ecological Enhancement Plan	SRP1029-LLB-00-EX-D-O-5004 REV P07	11.09.2026
Supporting Docs	Fire and Rescue Service Access	NONE	30.06.2026
Plans	CCTV Drawing 1/2	SRP1029-SVS-XX-XX-D REV P02	30.06.2026
Plans	CCTV Drawing 2/2	SRP1029-SVS-XX-XX-D-Y-0003 REV P02	30.06.2026

Reason: For the avoidance of doubt and in the interest of proper planning.

2 N/A.

3 **Regulatory Condition:** The development shall be carried out in strict accordance with the submitted drainage strategy detailed within Drainage Strategy (Sheet 1 of 2) (Ref: SRP1029 CRH 00 XX D C 5500 Rev: P03) and Drainage Strategy (Sheet 2 of 2) (Ref: SRP1029 CRH 00 XX D C 5501 Rev: P03).

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The development shall be carried out in strict accordance with the submitted Combined External Services Layout (SRP1029-HAW-00-EX-D-Z-5402, REV P03) and Incoming Services Layout (SRP1029-HAW-00-EX-D-Z-5401, REV P03).

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition:** No development shall commence within any phase or subphase including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery, or materials onto the site, until the following preliminaries for that phase or subphase have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number SRP1029-LLB-00-EX-D-O-2002 P04, RP1029-LLB-00-EX-D-O-2003 P04, and SRP1029-LLB-00-EX-D-O-2004 Rev P05, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment, or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition:** No part of the development hereby permitted shall be occupied until the site access and internal layout has been delivered in strict accordance with the approved details such to ensure fire appliances can gain access to within 15% of the perimeter or within 45m of the footprint of the new building at all times in accordance with approved document - B (AD-B) Volume 1 - 2019 edition B5: section 15 and until B8100 - Design for fire safety in schools, section 8.3.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Commencement of replacement playing field:** Following demolition of the existing buildings and structures, no development of the replacement area of playing field shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

i. A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and

ii. Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soil's structure, proposed drainage, cultivation, and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation in accordance with the timescale specified in condition [1] unless otherwise agreed by the LPA in writing. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy 43 of the Horsham District Planning Framework 2015.

8 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition:** The proposed development herby approved shall be implemented in accordance with the enhancement measures detailed within the Ecological Enhancement Plan (Ref: SRP1029-LLB-00-EX-D-O-5004 P07) and all enhancement measures and features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

10 **Pre-Occupation Condition:** No internally and/or externally located plant, machinery equipment or building services plant shall be operated until an assessment of the acoustic impact arising from the operation of all such equipment has been undertaken and has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014 and shall include a scheme of attenuation measures to mitigate any adverse impacts identified in the acoustic assessment and ensure the rating level of noise emitted from the proposed building services plant is no greater than background levels. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until a soft and hard landscape specification has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation Condition:** The operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out including suitable measurements to confirm compliance with the approved noise criteria and has been submitted to and approved by the planning authority. The scheme shall be implemented in accordance

with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The school building hereby permitted shall not be occupied or used until the approved cycle parking facilities associated with the use as a school have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

15 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a revised plan showing the main cycle access to LTN1/20 standards as being via the main access road giving cycle priority use along with appropriate signage of the low traffic roadway has been submitted and approved by the Local Planning Authority. Details should include an increased width in the pedestrian route to segregate pedestrians form cyclists. Details should also be provided of a new cycle link meeting LTN1/20 standards from the main route towards the recreation ground and also off of the spur route towards the reception entrance of the school. The approved details shall be installed prior to first occupation of the development.

Reason: To ensure adequate cycle and pedestrian routes are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

16 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a management plan that specifically relates to the use of the rooms in the west facing elevation of the school building hereby approved, and the proposed measures to reduce impacts on neighbours amenity has been submitted to and approved in writing by the Local Planning Authority. The details shall thereafter be managed and maintained in accordance with the approved plan.

Reason: To ensure a satisfactory development and in the interests of maintaining private amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17 **Post-Occupation Condition:** Within 12 months of the first occupation of the new school building hereby permitted the car parking spaces necessary to serve the school shall have been constructed and made available for use in accordance with approved drawings. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

18 **Post-Occupation Condition:** Within 12 months of the occupation or first use of the new school building hereby permitted a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings shall be submitted to and approved by the Local Planning Authority in writing. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity,

and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

19 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

20 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment (SRP1029-LLB-00-ZZ-T-O-2002 P04) and Arboricultural Method Statement (SRP1029-LLB-00-ZZ-T-O-2003 P03) .

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

21 **Regulatory Condition:** The replacement playing field and hard court/pitch areas hereby approved shall be completed and made available for use within 24 months of construction commencing on the existing playing field unless otherwise agreed in writing by the Local Planning Authority following consultation with Sport England.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy 43 of the Horsham District Planning Framework (2015).

22 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out (in the area of identified contamination) until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

23 **Regulatory Condition:** The development hereby approved shall be carried out in accordance with the Construction Environmental Management Plan (CEMP) (ref: 237.0005/CEMP/4) dated 06.10.2026 produced by Paul Basham Associates Ltd . The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

24 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the update ecology letter (Corylus Ecology, March 2023), Reptile Survey and Great Crested Newt eDNS Survey Report Corylus Ecology, October 2022), Preliminary Ecological Appraisal (RSK Biocensus Ltd, September 2021).

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 Policy 31 of the Horsham Development Framework.

25 **Regulatory Condition:** The approved planting scheme shall be fully implemented in accordance with the approved details (Detailed Planting Plan 1, 2 and 3 refence number: SRP1029-LLB-00-EX-D-L-0027 - 4P P02, SRP1029-LLB-00-EX-D-L-0028 - 4P P02, and SRP1029-LLB-00-EX-D-L-0029 - 4P P03) within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

26 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed and/or made available, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

27 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until complete details and performance specification of the commercial kitchen extract-ventilation system installation has been submitted to and approved in writing by the Local Planning Authority. Specifically, the relevant details required to be submitted will be those listed in Appendix 2 of the EMAQ+ document 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. The details shall thereafter be managed and maintained in accordance with the approved plan.

Reason: To ensure a satisfactory development and in the interests of maintaining private amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-applications

Note to Applicant
Details provided for the discharge of condition 11 (Soft and hard landscape specification) and any future proposed amendments to condition 25 (Planting) shall be determined in consultation with the local members.

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

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

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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

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

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.