Horsham District Council

Mr Robert Steele
Savills
Savills
244 High Street
Guildford
GU1 3JF

Application Number: DC/24/0768

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

On behalf of: Bellway Homes Limited

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify their APPROVAL of the following application comprising:

Reserved matters application for the erection of 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping.

Land at Duckmoor Farm, East of Billingshurst, Billingshurst, RH14 9DZ

to be carried out in accordance with Application No. DC/24/0768 submitted to the Council on 16/05/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 29/11/2024

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	ELEVATIONS Country Vernacular: Brick	JE-4B-2S-CB-E REV i	09.08.2024
Plans	ELEVATIONS Country Vernacular: Tile	JE-4B-3S-CT-E REV i	09.08.2024

Plans	ELEVATIONS Country Vernacular: Weatherboard	PW-3B-2S-CW-E REV i	09.08.2024
Plans	FLOOR PLANS AND ELEVATIONS	022207-SH01	16.05.2024
Plans	FLOOR PLANS AND ELEVATIONS	022207-SUB01	16.05.2024
Plans	LOCATION PLAN	02207-BEL-SL-06	16.05.2024
Plans	GROUND FLOOR PLAN	ARA-CT-P1	16.05.2024
Plans	FIRST FLOOR PLAN	ARA-CT-P2	16.05.2024
Plans	SECOND FLOOR PLAN	ARA-CT-P3	16.05.2024
Plans	FLOOR PLANS	AR-3B-2S-P2	16.05.2024
Plans	FLOOR PLANS	BM-2B-2S-P2	16.05.2024
Plans	Floor Plans	BA-2B-2S-P1	26.11.2024
Plans	PLANNING PRESENTATION LAYOUT	022207-BEL-SL-01 REV C	23.10.2024
Plans	PLANNING SUPPORTING LAYOUT	022207-BEL-SL-02 REV C	23.10.2024
Plans	Tree Protection Plan	2266-KC-XX-YTREE-TPP01 Rev A	22.10.2024
Plans	Detailed Landscape Masterplan	LN-LD-01 REV E	22.10.2024
Plans	Boundary Treatment Plan	LN-LD-03 REV C	22.10.2024
Plans	TENURE LAYOUT	022207-BEL-SL-03 REV B	15.10.2024
Plans	STOREY HEIGHTS LAYOUT	022207-BEL-SL-04 REV B	15.10.2024
Plans	UNIT TYPES LAYOUT	022207-BEL-SL-05 REV B	15.10.2024
Plans	MATERIALS PLAN	022207-BEL-SL-07 REV B	15.10.2024
Plans	ELEVATIONS Country Vernacular: Brick 1.1	SAII-2B-2SC-CB-E1	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.1	SG-3B-2S-CW-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.2	SG-3B-2S-CW-E2 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.3	SG-3B-2S-CW-E3	09.08.2024
Plans	ELEVATIONS Country Vernacular: Brick 1.1	SR-3B-2S-CB-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.1	SR-3B-2S-CW-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Brick 1.1	TI-3B-2S-CB-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Brick	TI-3B-2S-CB-E REV i	09.08.2024

Plans	ELEVATIONS Country Vernacular: Weatherboard 3.1	TI-3B-2S-CW-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular Brick 1.1	WL-5B-25S-CB-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Brick 2.1	WL-5B-25S-CT-E1 REV A	09.08.2024
Plans	FLOOR PLANS	JE-4B-2S-P1 REV A	16.05.2024
Plans	FLOOR PLANS	SG-3B-2S-P1 REV A	16.05.2024
Plans	FLOOR PLANS	SG-3B-2S-P2	16.05.2024
Plans	FLOOR PLANS	SR-3B-2S-P2	16.05.2024
Plans	FLOOR PLANS	PW-3B-2S-P1	16.05.2024
Plans	FLOOR PLANS	RE-3B-2S-P2	16.05.2024
Plans	FLOOR PLANS	SAII-2B-2SC-P1	16.05.2024
Plans	FLOOR PLANS	TI-3B-2S-P2	16.05.2024
Plans	FLOOR PLANS	TI-3B-2S-P1	16.05.2024
Plans	ELEVATIONS Country Vernacular: Brick 1.1	RE-3B-2S-CB-E1 REV A	09.08.2024
Plans	FLOOR PLANS	WL-5B-25S-P1	16.05.2024
Plans	FLOOR PLANS	WL-5B-25S-P2	16.05.2024
Plans	ILLUSTRATIVE PERSPECTIVE VIEW 01	022207-BEL-SL-PER01 REV B	15.10.2024
Plans	ILLUSTRATIVE PERSPECTIVE VIEW 02	022207-BEL-SL-PER02 REV B	15.10.2024
Plans	ILLUSTRATIVE PERSPECTIVE VIEW 03	022207-BEL-SL-PER03 REV B	15.10.2024
Plans	STREET SCENE 04	022207-BEL-SL-SS04 REV B	15.10.2024
Plans	STREET SCENE 05	022207-BEL-SL-SS05 REV B	15.10.2024
Plans	ELEVATIONS FRL-3B-2S-CT-E	FRL-3B-2S-CT-E	15.10.2024
Plans	FLOOR PLANS FRL-3B-2S-P1	FRL-3B-2S-P1	15.10.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard	PHL-4B-2S-CW-E	15.10.2024
Plans	FLOOR PLANS	PHL-4B-2S-P1	15.10.2024
Plans	STREET SCENE 01	022207-BEL-SL-SS01 REV B	15.10.2024
Plans	STREET SCENE 02	022207-BEL-SL-SS02 REV B	15.10.2024
Plans	STREET SCENE 03	022207-BEL-SL-SS03 REV B	15.10.2024
Plans	ELEVATIONS Country Vernacular: Tile	FRL-3B-2S-CT-E	14.10.2024
Plans	FLOOR PLANS	FRL-3B-2S-P1	14.10.2024

Plans	Plan & Elevations Garage 01	GAR01-R2-CB REV i	07.10.2024
Plans	Plan & Elevations Garage 01	GAR01-R1-CB Rev i	07.10.2024
Plans	Plan & Elevations Garage 02	GAR02-R3-CB REV i	07.10.2024
Plans	CONCEPT DRAINAGE STRATEGY	2303710-002 REV L	09.08.2024
Plans	PROPOSED LEVELS	23034710-003 REV G	09.08.2024
Plans	Planting Schedule	LN-LD-02	09.08.2024
Plans	LANDSCAPE AND MANAGEMENT ZONES (LMZ) Plan	LN-LP-02	09.08.2024
Plans	ELEVATIONS Country Vernacular: Brick 1.1	AR-3B-2S-CB-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.1	AR-3B-2S-CW-E1 REV A	09.08.2024
Plans	ELEVATIONS 2.5 Storey Country Vernacular: Tile	ARA-25S-CT-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Brick	BA-2B-2S-CB-E Rev i	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.1	BA-2B-2S-CW-E1	09.08.2024
Plans	ELEVATIONS Country Vernacular: Brick 1.1	BM-2B-2S-CB-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Tile 2.1	BM-2B-2S-CT-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Tile 2.2	BM-2B-2S-CT-E2 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Brick 1.1	CT-4B-2S-CB-E1	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.1	CT-4B-2S-CW-E1	09.08.2024
Plans	ELEVATIONS Country Vernacular: Brick 1.1	FM-3B-2S-CB-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Brick 1.2	FM-3B-2S-CB-E2 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Tile 2.1	FM-3B-2S-CT-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.1	FM-3B-2S-CW-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.2	FM-3B-2S-CW-E2 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.3	FM-3B-2S-CW-E3 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular Brick 1.1	HA-2B-2S-CB-E1 REV A	09.08.2024

Plans	ELEVATIONS Country Vernacular: Weatherboard 3.1	HA-2B-2S-CW-E1 REV A	09.08.2024
Plans	ELEVATIONS Country Vernacular: Weatherboard 3.2	HA-2B-2S-CW-E2	09.08.2024
Plans	FLOOR PLANS	BM-2B-2S-P3	16.05.2024
Plans	FLOOR PLANS	CT-4B-2S-P1	16.05.2024
Plans	FLOOR PLANS	HA-2B-2S-P2	16.05.2024
Plans	FLOOR PLANS	FM-2B-2S-P2	16.05.2024
Plans	FLOOR PLANS	FM-2B-2S-P3	16.05.2024
Plans	FLOOR PLANS	FM-2B-2S-P4	16.05.2024

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

2 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number 2266-KC-XXYTREE-TPP01 Rev A Tree Protection Plan, 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) and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

3 **Pre-Commencement Condition**: Notwithstanding Condition No. 19 of outline planning permission DC/20/2607, no development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall be informed by the submitted 2266-KC-XX-YTREE-Impact Assessment Rev B Arboricultural Impact Assessment October 2024 by Keen Consultants. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

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) and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

4 **Pre-Commencement Condition**: Notwithstanding the submitted details and conditions imposed on DC/20/2607, including drainage routing, no development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. The development shall thereafter be carried out in accordance with the approved details.

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) and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

5 **Pre-Commencement Condition**: Notwithstanding the submitted details, construction of the custom/self-build dwellings on plots nos. 20, 21, 22, and 23 shall not commence until full and final details of the house type, layout, scale, form and design of each plot building, together with the materials to be used in the construction for that plot has been submitted to and approved by the Local Planning Authority. The submitted details shall be general compliance with the application submission drawings (site layout and house type plans). The dwelling for that plot shall be constructed strictly in accordance with the approved details.

Reason: The plot is a custom build unit and therefore the details cannot be agreed at this stage but need to be approved before construction in the interests of the visual and residential amenities of the area in accordance with policies 32 and 33 of the Horsham District Planning Framework 2015 and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

6 **Pre-Commencement (slab level) Condition**: No development above slab level of the substation to be provided on site shall take place until details of the substation, including elevational drawings at an appropriate scale and details of materials and finishes have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details.

Reason: In the interests of the visual and residential amenities of the area in accordance with policies 32 and 33 of the Horsham District Planning Framework and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

7 **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), and details of the location and appearance of all soil and vent pipes, has been submitted to and approved by the Local Planning Authority in writing and all materials and finishes 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) and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

8 **Pre-Commencement (slab level) Condition**: Prior to the commencement above ground floor slab level of the development, a detailed assessment of the acoustic impact on proposed

dwellings and recommendations for a scheme of attenuation measures, including ventilation sufficient to prevent overheating and maintain thermal comfort, to mitigate any adverse impacts identified in the acoustic assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by the conclusions of the Noise Assessment REPORT REF. 2303710-R01 by Ardent April 2024 Land at Duckmoor, East Billingshurst. The scheme shall be implemented in accordance with the approved details.

Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre-Commencement (slab level) Condition**: Prior to the commencement above ground floor slab level of the development, a scheme of attenuation measures, including ventilation sufficient to prevent overheating and maintain thermal comfort, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall fully implement the recommendations of the acoustic impact assessment required under condition 8 above, including performance details and a glazing plan.

Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015)

10 **Pre-Occupation Condition**: The development hereby approved shall not be occupied until all the works which form part of the scheme for protecting the proposed development from noise as approved by the Local Planning Authority under the provisions of conditions 8 and 9 above have been completed. All works which form part of the approved scheme for that respective dwelling must be carried out by suitably qualified person and shall be completed prior to first occupation of that dwelling. The approved scheme shall thereafter be retained and maintained in working order for the duration of the use of the development in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition**: Notwithstanding the submitted details, no development above ground floor slab level shall commence until full details of the open spaces and play provision, including a timetable for delivery, have been submitted to and approved by the Local Planning Authority in writing in consultation with local members. The submitted details shall show accordance with the landscaping proposals, including reserved by condition on planning permission DC/20/2607, and shall include, but not limited to, location of each area, type of play equipment, surfacing, planting, fencing, seating, bins, dog waste bins, and signage for each area. The open spaces and play provision shall be installed in accordance with details approved by the Local Planning Authority and maintained as such thereafter.

Reason: To ensure that satisfactory provision for outdoor play and recreation is made within the development, in the interests of the amenity of future occupiers of the development, in accordance with Policies 32, 33, 39 and 43 of the Horsham District Planning Framework (2015) and Policies BILL 2 and 4 of the Billingshurst Neighbourhood Plan (2021)

12 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the car parking spaces (including garages where applicable), turning and access facilities necessary to serve that dwelling 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 for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure that adequate access and car parking provisions are available in accordance with the requirements of Policies 40 and 41 of the Horsham District Planning Framework (2015) and Policies BILL 2 and 14 of the Billingshurst Neighbourhood Plan (2021).

13 **Pre-Occupation Condition**: Notwithstanding the submitted details, no part of the development shall be first occupied until details of the internal road(s), footways, cycle ways and visitor car parking serving that part of the development have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure safe and suitable access in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and Policies BILL 2 and 14 of the Billingshurst Neighbourhood Plan (2021).

14 **Pre-Occupation Condition**: No buildings containing flats or maisonettes shall be occupied until a strategy for the provision of electrical vehicle charging points to serve the flats or maisonettes within that building has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the building containing the flats or maisonettes and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and Policies BILL 2 and 14 of the Billingshurst Neighbourhood Plan (2021).

15 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the cycle parking facilities serving that dwelling have been constructed and made available for use in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and Policies BILL 2 and 14 of the Billingshurst Neighbourhood Plan (2021).

16 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with details submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

17 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to safeguard the character and visual amenities of the locality and/or highway safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

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.