Horsham District Council

Mr Ian Humble
CATESBY STRATEGIC LAND LIMITED
Catesby Estates
Orchard House
Papple Close
Houlton
Rugby
CV23 1EW

Application Number: DC/24/0249

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

On behalf of: CATESBY STRATEGIC LAND 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 96 dwellings and ancillary parking and landscaping following approval of outline application DC/20/0695 (up to 100 residential units with associated vehicular and pedestrian access), relating to layout, scale, appearance and landscaping.

Rascals Farm, Shipley Road, Southwater, West Sussex

to be carried out in accordance with Application No. DC/24/0249 submitted to the Council on 21/02/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 05/06/2025

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:

Layout plan	Planning Layout	CB_08_353_001 Rev G	22.07.2024
Layout plan	Land Use Plan	CB_08_353_002 Rev A	28.06.2024
Location plan	Site Location Plan	CB_08_353_000 Rev	28.06.2024
Layout plan	Housing Mix Plan	CB_08_353_003 Rev A	28.06.2024

Layout plan	Affordable Housing Plan	CB_08_353_004 Rev A	28.06.2024
Layout plan	Building Heights Plan	CB_08_353_005 Rev A	28.06.2024
Layout plan	Parking Strategy	CB_08_353_006 Rev A	28.06.2024
Layout plan	Bin & Cycle Storage Plan	CB_08_353_007 Rev A	28.06.2024
Layout plan	External Finishes Plan	CB_08_353_008 Rev B	28.06.2024
Layout plan	External Enclosures Plan	CB_08_353_009 Rev A	28.06.2024
Layout plan	House Type Plan	CB_08_353_013 Rev A	28.06.2024
Design & Access Statement	Design and Access Statement		14.02.2024
Elevation plan	Street Scenes	CB_08_353_SS_01 Rev B	28.06.2024
Elevation plan	Street Scenes	CB_08_353_SS_02 Rev B	28.06.2024
Elevation & Floor plan	TYPE 2 FLOOR PLANS & ELEVATIONS	CB_08_353_2_01 Rev A	28.06.2024
Elevation & Floor plan	TYPE 2 FLOOR PLANS & ELEVATIONS	CB_08_353_2_02 Rev B	28.06.2024
Elevation & Floor plan	TYPE 2 FLOOR PLANS & ELEVATIONS	CB_08_353_2_04 REV B	28.06.2024
Elevation & Floor plan	TYPE 4B FLOOR PLANS & ELEVATIONS	CB_08_353_4B_01 REV A	28.06.2024
Elevation & Floor plan	TYPE 4W FLOOR PLANS & ELEVATIONS	CB_08_353_4W_01 REV A	28.06.2024
Elevation & Floor plan	TYPE 4 FLOOR PLANS & ELEVATIONS	CB_08_353_4_01 REV B	28.06.2024
Elevation & Floor plan	TYPE 4B FLOOR PLANS & ELEVATIONS	CB_08_353_4B_01 REV A	28.06.2024
Elevation & Floor plan	TYPE 7 (3) FLOOR PLANS & ELEVATIONS	CB_08_353_73B_01 REV B	28.06.2024
Elevation & Floor plan	TYPE 7 (3) FLOOR PLANS & ELEVATIONS	CB_08_353_73B_02 REV A	28.06.2024
Elevation & Floor plan	TYPE 7 (3) FLOOR PLANS & ELEVATIONS	CB_08_353_73B_03 REV A	28.06.2024
Elevation & Floor plan	TYPE 7 (3) FLOOR PLANS & ELEVATIONS	CB_08_353_73B_04 REV B	28.06.2024
Elevation & Floor plan	TYPE 7 (3) FLOOR PLANS & ELEVATIONS	CB_08_353_73B_05 REV A	28.06.2024
Elevation & Floor plan	TYPE 7 (3) FLOOR PLANS & ELEVATIONS	CB_08_353_73B_06 REV A	28.06.2024
Elevation & Floor plan	TYPE 6 FLOOR PLANS & ELEVATIONS	CB_08_353_6_01 REV A	28.06.2024
Elevation & Floor plan	TYPE 6 FLOOR PLANS & ELEVATIONS	CB_08_353_6_02 REV B	28.06.2024
Elevation & Floor plan	TYPE 6 FLOOR PLANS & ELEVATIONS	CB_08_353_6_03 REV A	28.06.2024
Elevation & Floor plan	TYPE 9 FLOOR PLANS & ELEVATIONS	CB_08_353_9_01 REV B	28.06.2024
Elevation & Floor plan	TYPE 9 FLOOR PLANS & ELEVATIONS	CB_08_353_9_02 REV A	28.06.2024
Elevation & Floor plan	TYPE 11 FLOOR PLANS & ELEVATIONS	CB_08_353_11_01 REV A	28.06.2024
Elevation & Floor plan	TYPE 11 FLOOR PLANS & ELEVATIONS	CB_08_353_11_02 REV A	28.06.2024
Elevation & Floor plan	1BM APARTMENTS FLOOR PLANS & ELEVATIONS	CB_08_353_1BM_01 REV A	28.06.2024

Elevation & Floor plan	2BF APARTMENTS FLOOR PLANS & ELEVATIONS	CB_08_353_2BF_01 REV B	28.06.2024
Elevation & Floor plan	2BF APARTMENTS FLOOR PLANS & ELEVATIONS	CB_08_353_2BF_02 REV B	17.07.2024
Elevation & Floor plan	TYPE 1A FLOOR PLANS & ELEVATIONS	CB_08_353_1A_01 REV A	28.06.2024
Elevation & Floor plan	TYPE 2A FLOOR PLANS & ELEVATIONS	CB_08_353_2A_02 REV A	28.06.2024
Elevation & Floor plan	TYPE 4A FLOOR PLANS & ELEVATIONS	CB_08_353_4A_01 REV A	28.06.2024
Elevation & Floor plan	1BF& 2BF APARTMENTS FLOOR PLANS & ELEVATIONS	CB_08_353_1BF&2BF_01 REV A	28.06.2024
Elevation & Floor plan	TYPE 1BCH FLOOR PLANS & ELEVATIONS	CB_08_353_1BCH_01	28.06.2024
Elevation & Floor plan	CAR PORTS FLOOR PLAN & ELEVATIONS	CB_08_353_GAR_01 REV B	28.06.2024
Elevation & Floor plan	CAR PORTS FLOOR PLAN & ELEVATIONS	CB_08_353_GAR_02 REV A	28.06.2024
Elevation & Floor plan	GARAGES FLOOR PLAN & ELEVATIONS	CB_08_353_GAR_03 REV B	28.06.2024
Elevation & Floor plan	CYCLE STORE FLOOR PLAN & ELEVATION	CB_08_353_CYC_01 REV A	28.06.2024
Details plan	BIN STORE FLOOR PLAN & ELEVATION	CB_08_353_BIN_01	
Details plan	SUB STATION FLOOR PLAN & ELEVATION	CB_08_353_SUB_01	28.06.2024
Details plan	BOREHOLE PLANT FLOOR PLAN & ELEVATIONS	CB_08_353_BOR_01	28.06.2024
Layout plan	Preliminary Levels Layout	23-225-009 REV E	28.06.2024
Details plan	SURFACE WATER DRAINAGE EAST BASIN & SWALE	23-225-SK03 REV A	28.06.2024
Details plan	Drainage Strategy	23-225-011 Rev C	24/07/2024
Details plan	Drainage Strategy - Technical Note Addendum 2	23-225-06	24/07/2024
Layout plan	Illustrative Landscape Masterplan	GLS_160_143_1200 REV C	28.06.2024
Tree plan	Tree Planting Detail	GLS_160_143_1700 REV A	21.02.2024
Tree plan	Tree Strategy	GLS_160_143_1500 REV C	28.06.2024
Layout plan	Landscape General Arrangement	GLS_160_143_1300 REV D	22.07.2024
Supporting Statement	Water Neutrality	HLEF 04191 REV 7	28.06.2024

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

2 **Pre-Commencement Condition**: Notwithstanding the details shown on the Preliminary Level Layout Plan [23-225-009 Rev E] no development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Pre-Commencement Condition**: No development shall commence until full details of the public open spaces and play areas have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals 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 public open spaces and play areas 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 the recommendations of the Open Space and Recreation Study.

4 **Pre-Commencement Condition**: 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).

5 **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 Tree Strategy Plan [GLS_160_143_1500 Rev C], and the Arboricultural Method Statement [CC39-1039] 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 **Pre-Commencement (Slab Level) Condition**: Notwithstanding the indicative details shown on approved External Finishes Layout plan [CB_08_535_008], 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, roof-

lights, doors and roofs of the approved buildings, and details of the porch canopy, have 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) and Policy ShipHD3 of the Shipley Neighbourhood Plan.

7 **Pre-commencement (slab level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved water neutrality strategy (HELF 04191_7_V7 received 28.06.2024) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until 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, 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).

9 **Pre-Occupation Condition**: No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

10 **Pre-Occupation Condition**: Notwithstanding the details submitted as part of the application and superseded by way of revised details, no part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, girth, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of the treatment of the boundaries of the site. The boundary treatment details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. The details shall address the recommended amendments within the Landscape Architect consultee response dated 16th July 2024.

The approved landscaping scheme shall be fully implemented in accordance with the approved details 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).

11 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the car parking spaces (including garages and car ports where applicable) necessary for that dwelling have been constructed and made available for use in accordance with approved drawing numbers [CB_08_353_006 Rev A and CB_08_353_007 Rev A]. The car parking spaces, garages and car-ports permitted shall thereafter be retained as such for their designated use and used only as private domestic garages and car ports for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To provide adequate and satisfactory car-parking provisions is made for the parking of vehicles clear of all carriageways in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

12 **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 the WSCC Parking Standards (2019).

13 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden or cycle storage for that dwelling, in accordance with approved drawing numbers [CB_08_353_006 Rev A and CB_08_353_007 Rev A]. The cycle parking facilities 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).

14 **Pre-Occupation Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the obscure-glazed windows as shown on approved plans shall be implemented prior to occupation, and, once installed shall be retained permanently thereafter.

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

15 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Survey (ACD Environmental Ltd, February 2020) and the Ecology Technical Update (ACD Environmental Ltd., December 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will 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.

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 proposed 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).

18 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B and / or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the size of the dwellings and outbuildings permitted in accordance with Policy 33 of the Horsham District Planning Framework (2015).

19 **Regulatory Condition**: The development hereby permitted shall be implemented fully in accordance with the approved Tree Strategy Plan [GLS_160_143_1500 Rev C], and the Arboricultural Method Statement [CC39-1039] and the revised measures set out in Drainage Provision Technical Note (Arboriculture) received 28.06.2024.

Reason: To ensure the satisfactory protection of trees in the interests of amenity and nature conservation and in accordance with Policy SD1, SD6 and 31 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
The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

Note to Applicant
The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

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.