



Mr Robert Steele
Savills
244-246 High Street
Savills
Guildford
GU1 3JF

Application Number: DC/26/0401

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

On behalf of: Ms Olivia Armitage-Hobbs, Bellway Southern Counties

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 3 (Approved Plans), 9 (foul water sewerage), 10 (Surface water drainage statement) and 21 (off-site water neutrality measures) of previously approved application DC/20/2607 (Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access) relating to water neutrality.

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

to be carried out in accordance with Application No. DC/26/0401 submitted to the Council on 04/03/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 22/05/2026

- 1 **Regulatory Condition (Reserved Matters):** The development hereby permitted, including details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters"), shall be carried out in accordance with the details and measures approved under ref: DC/24/0768 dated 29th November 2024.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

- 2 **Outline Permission:** Application for approval of the reserved matters shall be made to the local planning authority not later than 18th January 2026. The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

- 3 **Approved Plans list:** The development hereby permitted shall be carried out in accordance with the approved plans list:

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	REDLINE PLAN	1000 PR REV A	23.12.2020
Plans	PROPOSED SITE ACCESS - EXTENSION OF PARCEL H7 ACCESS	ITB15339-GA-001	23.12.2020
Plans	LAND USE PLAN	1010 PR REV E	23.12.2020
Plans	DENSITY PLAN	1011 PR REV D	23.12.2020
Plans	BUILDING HEIGHTS PLAN	1012-PR REV B	23.12.2020
Plans	MOVEMENT PLAN	1013-PR REV C	23.12.2020
Plans	LANDSCAPE PLAN	1014 PR REV C	23.12.2020
Plans	PHASING PLAN	1015-PR REV A	23.12.2020
Supporting Docs	ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY revised by Ecology Solutions August 2024 12039.EMES.vf1	NONE	10.01.2025
Supporting Docs	WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION Duckmoor, Billingshurst, West Sussex Site Code: DUC25 NGR: 509593 126008 Ref: 794-PLN-HER-01331 January 2025 by RPS Group	794-PLN-HER-01331	07.02.2025
Supporting Docs	An ARCHAEOLOGICAL EVALUATION Ref: 794-PLN-HER01331 March 2025 by Archaeology South-East / rpsgroup Duckmoor, Billingshurst, West Sussex Site Code: DUC25	NONE	11.04.2025
Supporting Docs	12039 Version VF Dated 05/02/2025 Construction Ecological Management Plan Duckmoor Billingshurst Bellway Homes by Ecology Solutions	NONE	18.02.2025
Plans	Construction Site Set Up and Swept Path Analysis	2303711_B-ACEXX-XX-DR-C-0101 REV B	16.10.2025
Supporting Docs	12039: Woodvale, Elmfield Green Construction Environmental Management Plan (CEMP) UPDATE V10 by Ecology Solutions	NONE	27.10.2025
Supporting Docs	Report Reference: 3750859 R01 (REV 00) Report Date: 07 April	: 3750859 R01 REV 00	14.05.2025

	2025 Phase II Site Investigation by LEAP Environmental Duckmoor, Land off Wooddale Lane, Billingshurst, West Sussex, RH14 9DA		
Supporting Docs	BIODIVERSITY NET GAIN REPORT Version Vf1 Date 02/10/2025 by Ecology Solutions Ltd	NONE	12.10.2025
Supporting Docs	12039 Condition Assessment	NONE	12.10.2025
Supporting Docs	12039 BNG Metric A-2 On-site Habitat Creation Project Name: Land at Duckmoor, East Billingshurst	NONE	12.10.2025
Supporting Docs	WML-A35a-E5a&b - Work Schedule for Hazel Dormouse Licence Dated 04/12/2025	NONE	27.01.2026
Supporting Docs	NATURAL ENGLAND LICENCE MITIGATION 2025-72831-EPSMIT Date issued: 15/01/2026, expiry date 31st December 2033, License Bellway Homes	NONE	27.01.2026
Plans	CONSTRUCTION DETAILS SHEET 1	7276-SMA-XX-XXDR-C-0529 REV C02	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 2	7276-SMA-XX-XXDR-C-0530 REV C01	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 3	7276-SMA-XX-XXDR-C-0531 REV C02	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 4	7276-SMA-XX-XXDR-C-0532 REV C02	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 5	7276-SMA-XX-XXDR-C-0533 REV C03	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 6	7276-SMA-XX-XXDR-C-0546 REV C01	18.02.2025
Supporting Docs	Drainage Statement Wood Vale, Billingshurst by Stuart Michael Associates Limited SMA Ref: 7276 Issue Status: 03 Date 19/05/2026	7276 03	20.05.2026
Plans	Drainage Layout Sheet 1	7276-SMA-XX-XX-DR-C-0515 REV C10	20.05.2026
Plans	Drainage Layout Sheet 2	7276-SMA-XX-XX-DR-C-0516 REV C10	20.05.2026
Plans	Drainage Layout Sheet 3	7276-SMA-XX-XX-DR-C-0517 REV	20.05.2026

		C08	
Plans	Drainage Layout Sheet 4	7276-SMA-XX-XX-DR-C-0158 REV C09	20.05.2026
Plans	Drainage Layout Sheet 5	7276-SMA-XX-XXDR-C-0519 REV C03	20.05.2026
Plans	Drainage Layout Sheet 6	7276-SMA-XX-XXDR-C-0520 REV C01	15.04.2026
Plans	Drainage Layout Sheet 7	7276-SMA-XX-XXDR-C-0521 REV C04	20.05.2026
Plans	Manhole Schedules Sheet 1	7276-SMA-XX-XX-DR-C-0534 REV C04	04.03.2026

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

- 4 **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the remediation measures and verification plan approved in Phase II Site Investigation [Report Reference: 3750859 R01 (REV 00) Report Date: 07 April 2025 by LEAP Environmental Duckmoor, Land off Wooddale Lane, Billingshurst, West Sussex, RH14 9DA] as approved under planning decision notice DISC/25/0156, dated 25th May 2025.

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 from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The development hereby permitted, including construction, shall be carried out in accordance with the details and measures approved in the Construction Environmental Management Plan (CEMP) documentation [12039 Version VF Dated 05/02/2025 Construction Ecological Management Plan Duckmoor Billingshurst Bellway Homes by Ecology Solutions; Construction Site Set Up and Swept Path Analysis; 12039: Woodvale, Elmfield Green Construction Environmental Management Plan (CEMP) UPDATE V10 by Ecology Solutions] as approved under planning decision notices DISC/25/0055 dated 14th March 2025 and DISC/25/0252, dated 7th November 2025 and subsequent Reserved Matters DC/24/0768 dated 29th November 2024.

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 24, 33 and 40 of the Horsham District Planning Framework (2015) and to conserve Protected and Priority species and allow the Local Planning Authority 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 District Planning Framework (2015).

- 6 **Regulatory Condition:** The development hereby permitted, including the removal of the scrub and hedgerow sections onsite, shall be carried out in accordance with the details and measures approved in the Work Schedule for Hazel Dormouse Licence [WML-A35a-E5a&b - Dated 04/12/2025] and NATURAL ENGLAND LICENCE MITIGATION [2025-72831-EPSMIT Date issued: 15/01/2026, expiry date 31st December 2033, License Bellway Homes] as approved under planning decision notice DISC/26/0023, dated 23rd February 2026.

Reason: To conserve Protected and Priority species and allow the Local Planning Authority 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 and s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the details and measures approved in ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY revised by Ecology Solutions August 2024 12039.EMES.vf1 as approved under planning decision notice DISC/25/0010. Dated 29th January 2025 and subsequent Reserved Matters DC/24/0768 dated 29th November 2024 and all features shall be retained in that manner thereafter.

Reason: To conserve Protected and Priority species and allow the Local Planning Authority 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 and s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** The development hereby permitted, including preliminary groundworks, shall be carried out in accordance with the details and measures approved in WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION [Duckmoor, Billingshurst, West Sussex Site Code: DUC25 NGR: 509593 126008 Ref: 794-PLN-HER-01331 January 2025 by RPS Group] and ARCHAEOLOGICAL EVALUATION [Ref: 794-PLN-HER01331 March 2025 by Archaeology South-East / rpsgroup Duckmoor, Billingshurst, West Sussex Site Code: DUC25], as approved under ref. DISC/25/0128, dated 30th April 2025.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the details and measures of the foul water drainage strategy and surface water drainage strategy as approved in Drainage Statement, Construction details of drainage infrastructure plans, Foul and surface water drainage layout plans, and Manhole Schedules plan under preceding condition 3 of this same decision notice.

The foul water and surface water drainage systems shall be retained as approved thereafter.

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) and Policy BILL16 of the Billingshurst Parish Neighbourhood Plan (2021).

- 10 N/A

- 11 **Pre-Occupation Condition:** No part of the development approved at reserved matters applications pursuant to the outline planning application hereby permitted shall be occupied until a Landscape and Ecological Management and Maintenance Plan (LEMMP) has been submitted to, and been approved in writing by, the local planning authority. The content of the LEMMP shall include the following:

- a) Details of long term design objectives, including description and evaluation of features and all communal landscaped areas to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives, including management responsibilities, a description of landscape components, management prescriptions, maintenance schedules, and accompanying plan delineating areas of responsibility.
- e) Prescriptions for management actions.
- f) Preparation of a work / maintenance schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

Reason: To allow the Local Planning Authority 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 District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** No part of the development shall be first occupied until such time as the site access arrangement has been provided TRANSPORT ASSESSMENT Date 17 Dec 2020 Ref: MG/GT/ITB15339-101 R by i-Transport in accordance with the approved planning drawings and maintained as such thereafter.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, a verification report demonstrating that the SuDS drainage system for that part of the development has been constructed in accordance with the approved design drawings that shall be submitted to and approved by the Local Planning Authority. 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, habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015) and Policy BILL16 of the Billingshurst Parish Neighbourhood Plan (2021).

- 14 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, 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 the Open Space and open amenity space
 - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
 - Details of all hard surfacing materials and finishes
 - Details of all boundary treatments

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 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.

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).

- 15 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary underground infrastructure to enable connection to high-speed broadband internet (defined as having speeds greater than 24 megabits per second) shall be provided.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 16 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of the proposed location of fire hydrant(s) to ensure all dwellings hereby permitted are within 150 metres of a fire hydrant for the supply of water for firefighting, have been submitted to and approved in writing by the Local Planning Authority. The approved fire hydrant(s) shall be 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 prior to the first or in a phased occupation of the development hereby permitted and shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 and 39 of the Horsham District Planning Framework (2015) and Policy Bill6 of the Billingshurst Parish Neighbourhood Plan (2021).

- 17 **Regulatory Condition:** All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details of the Ecological Impact Assessment (Ecology Solutions, December 2020) as already submitted with Outline Planning Permission DC/20/2607 dated 18th January 2023 and the ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY revised by Ecology Solutions August 2024 12039.EMES.vf1 approved under Reserved Matters DC/24/0768 dated 29th November 2024. 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 Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** Hours of demolition and construction activities (including deliveries and dispatch) shall not take place other than between the hours of 08.00 - 18.00 on Mondays to Friday, 09.00 - 13.00 on Saturdays and shall not take place at any time on Sundays or Bank or Public Holidays.

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

- 19 **Regulatory Condition:** All works shall be executed in full accordance with the approved Arboricultural Impact Assessment/Method Statement titled:- ARBORICULTURAL IMPLICATIONS REPORT Dec 2020 Ref: SJA air 20518-01 by SJA trees Arboricultural Planning Consultants and Arboricultural Impact Assessment (2266-KC-XX-YTREE-Impact Assessment Rev. B) and Tree Protection Plan (2266-KC-XX-YTREE-TPP01 Rev. A - Tree Protection Plan) as approved under Reserved Matters Approval DC/24/0768.
- 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).
- 20 **Pre-Occupation Condition:** The development hereby permitted shall be carried out in accordance with the Energy & Sustainability Statement, prepared by Abbey Consultants (Report No: SS-ES-BWSL-DM-24-01, Dated May 2024) approved under Reserved Matters Approval DC/24/0768 dated 29th November 2024. The approved energy and sustainability measures shall be installed prior to occupation of the dwellings and any approved renewable/low carbon energy supply systems shall thereafter be permanently retained and maintained in good working order thereafter.
- Reason: To encourage and promote sustainable construction and in accordance with Policy 37 of the Horsham District Planning Framework (2015).
- 21 **Regulatory Condition:** The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.
- Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and 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), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).
- 22 **Regulatory Condition:** The development hereby permitted shall be carried out and maintained in accordance with the details and measures approved in BIODIVERSITY NET GAIN REPORT [Version Vf1 Date 02/10/2025 by Ecology Solutions Ltd], Condition Assessment [12039], and BNG Metric A-2 [12039 On-site Habitat Creation Project Name: Land at Duckmoor, East Billingshurst], as approved under Reserved Matters Approval DC/24/0768 dated 29th November 2024 and subsequently under planning decision notice DISC/25/0257, dated 17th October 2025 or subsequent.
- Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

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>.