



**Horsham
District
Council**

Mr William Price
Savills
Mountbatten House
1 Grosvenor Square
Southampton
Hampshire
SO15 2BZ

Application Number: DC/26/0829

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

On behalf of: Northgate Properties Ltd

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 condition 30 and removal of conditions 31 and 32 of previously approved application DC/24/0749 (Outline Application for redevelopment of the site to provide up to 125 dwellings, ancillary parking, new landscaping and open space, an ecological and woodland park together with associated works and landscaping with all matters reserved except access) Relating to Water Neutrality.

Hilland House, New Road, Billingshurst, West Sussex

to be carried out in accordance with Application No. DC/26/0829 submitted to the Council on 28/05/2026 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: 17/07/2026

- 1 The development hereby permitted shall be carried out in accordance with drawing nos: Location Plan 2198.DLA.DR.L.30_P01, Proposed vehicle access Sheets1 and 2 23163/01/C, Visibility Splays 23163/16, Parameter height 2198.DLA.DR.L.41_P01, Parameter land use 2198.DLA.DR.L.40_P02, NEW ROAD FOOTWAY WITH PROPOSED REALIGNMENT 23163/32 Rev D.

- 2 Approval of the details of the layout, the scale, the appearance, and the landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the reserved matters referred to above, relating to the layout, the scale, the appearance, and the landscaping, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

- 3 The Reserved Matters submissions for landscape shall include full details including, but not limited to, type of play equipment, surfacing, planting, fencing, seating and signage for the natural area of play. The details shall accord with the guidance set out in the Open Space, Sports and Recreation Review (June 2021).
- 4 The Reserved Matters submissions shall broadly accord with the principles set out on the submitted Parameter Height Plan (reference: 2198.DLA.DR.L.41.P01), and Illustrative Masterplan (reference: DLA.2198.L.05.P03).
- 5 No development (including any ground clearance or site levelling) shall commence until the demolition and construction details have been submitted to and approved in writing by the local planning authority. The details shall include the following measures:
- i) Details of site management contact details and responsibilities;
 - ii) A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
 - iii) Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
 - iv) Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network
 - v) Details of traffic construction routing to and from the site
 - vi) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
 - location of site compound,
 - location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - site offices (including location, height, size and appearance),
 - location of site access points for construction vehicles,
 - location of on-site parking,
 - locations and details for the provision of wheel washing facilities and dust suppression facilities
 - vii) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;
 - viii) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

- 6 No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site have been submitted to and approved, in writing, by the local planning authority:

- i) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- ii) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (i) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The development shall be carried out in accordance with the approved details.

- 7 No development shall commence until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 8 No development shall commence until a ground investigation (to include chemical testing of soils) of the site has been submitted to and approved, in writing, by the local planning authority.
- 9 No development shall commence until a scheme to agree sewage pipe work specifications for the Source Protection Zone 1 areas has been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.
- 10 No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.
- 11 No development shall commence until a construction environmental management plan (CEMP (Biodiversity)) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
 - i) Risk assessment of potentially damaging construction activities.
 - ii) Identification of "biodiversity protection zones".
 - iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - iv) The location and timing of sensitive works to avoid harm to biodiversity features.
 - v) The times during construction when specialist ecologists need to be present on site to oversee works.
 - vi) Responsible persons and lines of communication.
 - vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - viii) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

- 12 No development shall commence until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the local planning authority. And,

The archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under this condition and that provision for analysis, publication and dissemination of results and archive deposition has been secured and submitted to and approved by the local planning authority in writing.

- 13 No development (including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site), shall commence until the following preliminaries have been completed in the sequence set out below:
- i) a scheme for the protection of the trees on the north side of New Road (tree protection plan) and the appropriate working methods (arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) has been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved.
 - ii) All hedgerows, trees and vegetation on the site shown for retention within the Arboricultural Impact Assessment and the Tree Protection Plan [MW.2404.HHB.SK02.AIA and MW.2404.HHB.SK02.TPP] 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) and/or protection measures concordant with BS 5837 as set out within the Arboricultural Impact Assessment and Tree Protection Plan and the scheme approved under part (i).
 - iii) Once installed, the fencing or other protection measures shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site, in accordance with the Arboricultural Impact Assessment and any arboricultural method statement approved pursuant to part (i) of this condition.
 - iv) 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.

- 14 Not later than the submission of the first Reserved Matters submission, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Extended Phase 1 Ecological Assessment and Phase 2 Ecological Surveys Final Report (Philips Ecology, July 2024) shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to first occupation and all features shall be retained in that manner thereafter.
- 15 Not later than the submission of the first Reserved Matters submission, details of a scheme for the disposing of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the local planning authority in accordance with the approved drainage strategy and discharge rates as contained within the Flood Risk Assessment and Drainage Strategy by Ridge and Partners LLP, 15/07/2024, revision P03. The scheme shall be implemented in full in accordance with the approved details prior to the first occupation of the development. The submitted details shall:
- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed sustainable drainage system and the measures taken to prevent pollution of the receiving surface waters.
 - ii) Demonstrates that the proposed surface water drainage system does not surcharge in the 1 in 1 critical storm duration, flood in the 1 in 30 plus climate change critical storm duration or the 1 in 100 critical storm duration,

- iii) Demonstrates that any flooding that occurs when taking into account climate change for the 1 in 100 critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes
 - iv) Demonstrates that surface water runoff rates will be attenuated to 5.6 l/s/ha in accordance with the calculations in the FRA and Drainage Strategy.
 - v) Provide details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
- 16 No works which impact the breeding / resting place of Hazel Dormouse shall commence in any circumstance, unless either of the following has been submitted to and approved in writing by the local planning authority:
- i) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - ii) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.
- 17 No site levelling works shall commence until full details of the existing and final land levels and finished floor levels (in relation to nearby datum points) have been submitted to and approved in writing by the local planning authority. The details shall include the proposed grading of land areas including the levels and contours to be formed, showing the relationship of proposed land levels to existing vegetation and surrounding landform. The site levelling works shall be completed in accordance with the approved details prior to the commencement of development of any building within the site.
- 18 No part of the development hereby permitted shall be first occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.
- All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme and retained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed.
- 19 No part of the development hereby permitted shall be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The local planning authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
- i) a timetable for its implementation,
 - ii) details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
 - iii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- 20 No part of the development hereby permitted shall be first occupied until a detailed surface water drainage verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved in writing by the

local planning authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and control mechanism.

- 21 No part of the development hereby permitted shall be first occupied until detailed modelling of PM10, PM2.5 and NO2 pollutant concentrations have been carried out and submitted to and approved in writing by the local planning authority, to verify the findings of the air quality assessment provided. The modelled results should be verified against the local authority's local air quality monitoring data to establish model performance and, where necessary, utilise a correction factor for modelled, road-based NOx in compliance with relevant statutory and non-statutory guidance.
- 22 No part of the development hereby permitted shall be occupied until an air quality mitigation plan has been submitted to and approved in writing by the local planning authority. The air quality mitigation plan should contain measures equal in value to the calculated environmental damage cost of £67,556, avoiding the duplication of measures that would normally be required through other regimes and include (but not be limited to) the measures detailed in Table 6.2 of the MEC Air Quality Assessment. The development shall be carried out in accordance with the approved details.
- 23 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, 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.
- 24 No part of the development hereby permitted shall be first occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.
- 25 No part of the development hereby permitted shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled PROPOSED VEHICULAR ACCESS and numbered HTP/23163/01/C and in accordance with the lighting design scheme for biodiversity secured by condition. The access shall be thereafter retained as such.
- 26 No part of the development hereby permitted shall be first occupied until such time as the footway provision along New Road has been constructed in accordance with the details shown on the drawing titled NEW ROAD FOOTWAY WITH PROPOSED REALIGNMENT and numbered 23163/32 Rev D. A distance of no less than 0.5m shall be maintained between the base of the trees that form the hedge, and the edge of the footway, including the concrete edging support throughout the development. Should any trees that form the hedge become damaged or die as a result of the construction process, they shall be replaced with trees or hedging plants of a type, size and in positions agreed by the local planning authority for a period of 5 years after completion of the development. The footway shall be thereafter retained as such.
- 27 No part of the development hereby permitted shall be first occupied until such time as the Cycle Improvements at A29/New Road Roundabout have been constructed in accordance with the details as shown on drawing titled NEW ROAD FOOTWAY WITH PROPOSED REALIGNMENT and numbered 23163/32 Rev D. The improvements shall be thereafter retained as such.
- 28 No part of the development hereby permitted shall be first occupied until there has been submitted to the local planning authority verification that the scheme to deal with the risks associated with contamination required and approved by condition has been implemented fully in accordance with the approved details. Thereafter the scheme shall be monitored and

maintained in accordance with the approved scheme to deal with the risks associated with contamination.

29 No part of the development hereby permitted shall be first 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.

30 No development hereby permitted shall be first occupied until the following has been submitted to and approved in writing by the Local Planning Authority:

- (i) A Proposed Scheme for Potable Water Provision which identifies whether it is proposed to service the development by means of a private water supply or by connection to the water main.

The following aspects (ii-iv) shall only be required to be submitted to and approved in writing by the Local Planning Authority if it is proposed to service the development by means of a private water supply:

- (ii) A Private Water Supply Management Plan (PWSMP), which includes:

- a. Detail on the operational sampling and testing regime, undertaken in accordance with the Private Water Supplies (England) Regulations (2016) (or any other Act or Order amending, superseding and re-enacting the same);
- b. Detail on the maintenance, servicing and cleaning of the pump, pumphouse, water treatment equipment, tanks, all pipework etc. for the lifetime of the development along with regularity of servicing/maintenance and clarification of what steps will be taken in the event of equipment failure. This should include sufficient detail on proposed maintenance and management measures to address the risks from fouling;
- c. Arrangements for keeping written records of all sampling, analysis, inspection, cleaning and maintenance;
- d. Contingency measures to be taken in the event of equipment failure and a named contact on a 24/7 basis in the event of a failure or issue with the private water supply;

The PWSMP shall be implemented prior to first occupation of the development and adhered to thereafter.

- (iii) Evidence that water taken from a tap within the dwelling has been:

- a. sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies;
- b. has been analysed in a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification, and
- c. meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016 (or any Act or Order amending, superseding and re-enacting the same).

- (iv) A Risk Assessment pursuant to Regulation 6 of the Private Water Supplies (England) Regulations 2016 (or any Act or Order amending, superseding and re-enacting the same) and any agreed remedial and/or corrective actions undertaken.

The following aspect (v) shall only be required if it is proposed to service the development by means of the mains water supply:

- (v) The dwellings 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.

- 31 N/A
- 32 N/A
- 33 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.
- 34 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Response to Ecology Comments (Philips Ecology, September 2024), Extended Phase 1 Ecological Assessment and Phase 2 Ecological Surveys Final Report (Philips Ecology, July 2024) as submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for reptiles in Section 19.8 of the Extended Phase 1 Ecological Assessment and Phase 2 Ecological Surveys Final Report (Philips Ecology, July 2024), which avoids impacts on protected species.
- 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.
- 35 The roadside footway along New Road shall not be provided with any form of external lighting or street-lighting.
- 36 All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated 15th July 2024), this includes all new residential dwellings to have a finished floor level raised a minimum of 150 mm above the surrounding proposed ground level.

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain).

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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>.