

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT



Application number: 15/01004/FUL

To: Keele Seddon Ltd
c/o Gratton Planning Services - Mr Philip Gratton
Barn Bank
Vanity Close
Oulton
Stone
Staffordshire
ST15 8TZ

Description of development

Proposed student accommodation with carparking (Barnes, Keele Campus) and proposed residential development of 83 dwellings with school drop off point, shop and areas of greenspace (The Hawthorns, Keele Village).

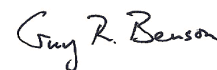
Location of development

The Hawthorns Keele Village and Barnes, Keele Campus, Keele

The Council of the Borough of Newcastle-under-Lyme in pursuance of powers under the above-mentioned Act hereby **PERMIT** the above development, in accordance with the submitted plans and other documents, subject to compliance with the conditions specified below. Failure to carry out the development in accordance with the permission/consent or to comply with any condition may make the permission/consent invalid and may lead to enforcement or other legal action

This decision does not convey any approval or consent which may be required under any enactment, by-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

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Conditions specific to the Hawthorns (H) element of the development

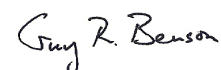
(H) 1. The development shall begin no later than the expiration of 2 years from the date of this decision.

(H) R1. To comply with the provisions of Section 91 of the Town and Country Planning Act and having regard to the contribution that the dwellings would make to the 5 year housing land supply deficit.

(H) 2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: -

- Drawing No. 1487KSH/THK/ESP01 Existing Site Plan
- Drawing No. 1487KSH/THK/PL01 Planning Site Layout
- Ackworth Elevations and Floor Plans
- Alston Elevations and Floor Plans
- Brearley Elevations and Floor Plans
- Chelford Elevations and Floor Plans
- Edenfield Elevations and Floor Plans
- Gawsworth Elevations and Floor Plans
- Kelbrook Elevations and Floor Plans
- Marsden Elevations and Floor Plans
- Mottram Elevations and Floor Plans
- Mouldsworth Elevations and Floor Plans
- Oakworth Elevations and Floor Plans
- The Shop Elevations and Floor Plans
- Hawthorns House Elevations and Floor Plans
- Villa Elevations and Floor Plans
- The Barn Elevations and Floor Plans
- 1 Door Double Garage - Proposed Elevations and Floor Plans
- 2 Door Double Garage - Proposed Elevations and Floor Plans
- 1 Door Single Garage - Proposed Elevations and Floor Plans
- POS Layout
- Drawing No. D5375.002B Play Area
- Drawing No. D5375.003 Landscape Masterplan
- Drawing No. D5375.006 Planting Plan Area 1
- Drawing No. D5375.007 Planting Plan Area 2
- Drawing No. D5375.008 Planting Plan Area 3
- Drawing No. D5375.009 Planting Plan Area 4
- Drawing No. D5375.010 Planting Plan Area 5

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- Drawing No. D5375.011 Planting Plan Area 6
- Drawing No. D5375.012 Planting Plan Area 7
- Drawing No. D5375.013 Planting Plan Area 8
- Drawing No. D5375.014 Planting Plan Area 9
- Proposed Levels and Retaining Works Drawing

(H) R2. For the avoidance of doubt and in the interests of proper planning.

(H) 3. No occupation of the dwellings hereby permitted shall take place until the student accommodation at Barnes hereby permitted has been completed.

(H) R3. In view of the weight given to the benefit of the contribution that the redevelopment of the Hawthorns would make towards the provision of funding for the new student accommodation on the University Campus and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 4. The development hereby permitted shall not be brought into use until the accesses have been provided in accordance with Drawing No. 0377-01.

(H) R4. In the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

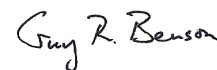
(H) 5. The development hereby permitted shall not be occupied until the 2.4m x 120m visibility splays shown on Drawing No. 0377-F01 Revision E have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.

(H) R5. In the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 6. Notwithstanding the detail shown on the approved plans no development shall commence until details of visibility splays of 2.4m x 43m for each of the three site accesses located on Quarry Bank Road have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details and be completed prior to the first occupation of the dwellings accessed off Quarry Bank Road. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.

(H) R6. In the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

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(H) 7. No development shall commence until details of the relocation of the dragons teeth and 30mph roundels on Station Road have been submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall thereafter be constructed in accordance with the approved details prior to the new access being first brought into use.

(H) R7. In the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 8. The private drives, which shall have a minimum length of 5.5m between the highway boundary and the garage door, shall be surfaced in a bound material and shall have a gradient not exceeding 1:10 for a minimum distance of 5m rear of the highway boundary.

(H) R8. In the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 9. The development hereby permitted shall not be occupied until the existing site access on Station Road, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated as footway.

(H) R9. In the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

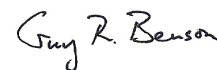
(H) 10. All garages shall be retained for the purpose of parking of motor vehicles and shall at no time be converted to living accommodation.

(H) R10. In the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 11. Within 3 months of the commencement of the development hereby permitted a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding season after completion of the development, or within 12 months of the commencement of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

(H) R11. To mitigate the impact on protected and visually significant trees on or adjoining the site, in the interests of visual amenity and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

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(H) 12. The development hereby permitted shall be carried out in accordance with the recommendations of the TEP Arboricultural Impact Assessment and Method Statement dated October 2015.

(H) R12. To mitigate the impact on protected and visually significant trees on or adjoining the site, in the interests of visual amenity and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 13. No development shall take place until details of the proposed on-site open space and play facilities, including a timetable for provision, have been agreed in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details and timetable.

(H) R13. To ensure the provision of adequate public open space and play facilities in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 14. No development shall take place until details of the proposed means of boundary treatment which shall include the retention and provision of hedgerows where appropriate, and a timetable for their provision have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

(H) R14. In the interests of visual amenity and to protect the openness of the Green Belt in accordance with the aims and objectives of the National Planning Policy Framework (2012).

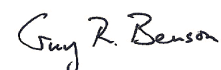
(H) 15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no extensions or outbuildings under Schedule 2, Part 1, Classes A, B and E shall be carried out, without the prior express consent of the Local Planning Authority.

(H) R15. To protect the openness of the Green Belt in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 16. Notwithstanding the provisions of Class L(b) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 there shall be no change of use of any of the dwellings hereby approved from Class C3 of the Schedule to the Use Classes Order to Class C4 of that Schedule without the prior express consent of the Local Planning Authority.

(H) R16. To protect local residential amenity and the special character and appearance of the Conservation Area in accordance with the aims and objectives of the National Planning Policy Framework (2012).

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(H) 17. No development shall take place until a written scheme of archaeological investigation (the Scheme) shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication. The Scheme shall thereafter be implemented as approved.

(H) R17. The site is of archaeological significance and it is important that in accordance with Policy CSP2 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 and the aims and objectives of the NPPF, any archaeological remains uncovered during the implementation of the approved scheme be preserved by record.

(H) 18. No development shall take place until a programme of historic building recording has been carried out to the historic buildings on the site (namely Hawthorns House, The Villa and its barn) to record evidence of any phasing, function, historic fixtures and fittings of the buildings.

(H) R18. In view of the buildings' local importance and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 19. No development shall take place until details of the treatment of any newly exposed elevations of Hawthorns House have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

(H) R19. In view of its local importance and position within the Conservation Area and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 20. No development shall take place (apart from works of demolition) until a further investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The report of the findings shall include:

a. A survey of the extent, scale and nature of any contamination;

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b. An assessment of the potential risks to:

- Human health;
- Property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes;
- Adjoining land;
- Ground and surface waters;
- Ecological systems; and,
- Archaeological sites.

c. An appraisal of remedial options, and proposal of the preferred option(s).

This work shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(H) R20. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 21. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site does not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(H) R21. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 22. The remediation scheme shall be carried out in accordance with the approved details. Following completion of the remediation measures a verification report shall be submitted and no development shall take place (apart from works of demolition) until that report has been approved in writing by the Local Planning Authority.

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(H) R22. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 23. In the event that contamination is found at any time when carrying out the development hereby permitted that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of Condition 20. Where remediation is necessary a remediation scheme shall be prepared and carried out and a verification report submitted, in accordance with the requirements of Conditions 21 and 22.

(H) R23. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 24. No development shall take place, including any works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CMS shall be adhered to throughout the construction period. The CMS shall provide for:

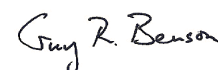
- a. The parking of vehicles of site operatives and visitors;
- b. Loading and unloading of plant and materials
- c. Storage of plant and materials used in constructing the development;
- d. Wheel washing facilities;
- e. Measures to control the emission of dust and dirt during construction;
- f. A scheme for recycling/disposing of waste resulting from demolition and construction works.

(H) R24. In the interests of residential amenity in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 25. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment (FRA) reference JSD/C14524 dated 26 October 2015 and the Addendum to FRA dated 15 December 2015 both produced by Atkinson Peck. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme.

(H) R25. To prevent the increased risk of flooding and to comply with the aims and objectives of the National Planning Policy Framework (2012).

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(H) 26. No development shall take place until drainage plans for the disposal of surface water, including an assessment of the hydrological and hydrogeological context of the development and the FRA have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate that the surface water run-off generated up to and including the 100 year plus climate change critical storm and its associated run off will not exceed the run-off from the site in an undeveloped form, and that there will be a 50% net reduction in surface water discharge from the site from current levels. The scheme shall be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- a. Details of how the scheme shall be maintained and managed after completion;
- b. The results of infiltration testing to confirm the viability of using the infiltration techniques in the final drainage scheme design.

(H) R26. To prevent the increased risk of flooding and to comply with the aims and objectives of the National Planning Policy Framework (2012).

(H) 27. No development shall take place until drainage plans for the disposal of foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the first dwelling is occupied.

(H) R27. To minimise the risk of pollution and to comply with the aims and objectives of the National Planning Policy Framework (2012).

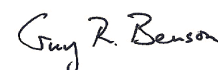
(H) 28. No development shall take place until a detailed mitigation and monitoring strategy for protected bat species has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved strategy.

(H) R28. To prevent any harm to bats and to comply with the aims and objectives of the National Planning Policy Framework (2012).

(H) 29. No development shall take place until the details and timing of the provision of the shop and drop-off facility for the school have been submitted to and agreed in writing by the Local Planning Authority. The development shall be undertaken thereafter in accordance with the approved details and timetable.

(H) R29. To ensure the timely provision of a shop and school drop-off facility in accordance with the aims and objectives of the National Planning Policy Framework (2012).

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(H) 30. No development shall take place until details of all facing and surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(H) R30. To ensure that the development harmonises with its surroundings, including the Conservation Area and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(H) 31. No development shall take place until details of existing and proposed ground levels and ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(H) R31. To ensure that the development integrates satisfactorily with its surroundings and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

Conditions specific to The University Campus (Barnes) (B) element of the development

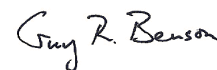
(B)1. The development shall begin no later than the expiration of 18 months from the date of this decision.

(B) R1. To comply with the provisions of Section 91 of the Town and Country Planning Act and on the basis that the new student accommodation is needed quickly.

(B) 2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: -

- Drawing No. 45047-_P002 Existing Site Plan Block 1
- Drawing No. 45047-_P003 Existing Site Plan Block 2
- Drawing No. PL(90)9002 Rev B General Arrangement Plan
- Drawing No. 3546.23 Rev B Tree Protection Plan
- Drawing No. PL(90)9003 Rev B Soft Landscape Plan
- Drawing No. ST10458/206 Rev A Drainage Construction Details
- Drawing No. ST10458/211 Rev P2 Indicative Drainage Layout
- Drawing No. ST10458/212 Rev A External Works Construction Details
- Drawing No. 3546.22 Tree Survey and Root Protection Area Drawing
- Drawing No. 45047-_P230 Rev B Sections
- Drawing No. 45047-_P100 Rev C Level 00 Floor Plan Block 1
- Drawing No. 45047-_P101 Rev C Level 01 Floor Plan Block 1
- Drawing No. 45047-_P102 Rev C Level 02 Floor Plan Block 1
- Drawing No. 45047-_P103 Rev C Level 03 Floor Plan Block 1

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- Drawing No. 45047-_P104 Rev C Level 04 Floor Plan Block 1
- Drawing No. 45047-_P105 Rev C Level 05 Floor Plan Block 1
- Drawing No. 45047-_P120 Rev E Elevations Block 1 Barnes Hall
- Drawing No. 45047-_P121 Rev D Elevations Block 1 Barnes Hall
- Drawing No. 45047-_P130 Rev B Sections Block 1
- Drawing No. 45047-_P131 Section Block 1
- Drawing No. 45047-_P200 Rev C Level 00 Floor Plan Block 2
- Drawing No. 45047-_P201 Rev C Level 01 Floor Plan Block 2
- Drawing No. 45047-_P202 Rev C Level 02 Floor Plan Block 2
- Drawing No. 45047-_P203 Rev C Level 03 Floor Plan Block 2
- Drawing No. 45047-_P204 Rev C Level 04 Floor Plan Block 2
- Drawing No. 45047-_P220 Rev E Elevations Block 2
- Drawing No. 45047-_P221 Rev E Elevations Block 2
- Drawing No. 45047-_P230 Rev B Sections Block 2
- Drawing No. 45047-_P008 Rev G Proposed Parking Plan

(B) R2. For the avoidance of doubt and in the interests of proper planning.

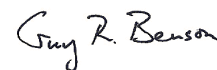
(B) 3. Within 3 months of the commencement of the development hereby permitted a landscaping scheme to include tree planting to mitigate the loss of existing trees, shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding season after completion of the development, or within 12 months of the commencement of the development, whichever is the sooner and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

(B) R3. To mitigate the impact on visually significant trees on or adjoining the site, in the interests of visual amenity and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(B) 4. No development shall take place until an Arboricultural Method Statement (AMS) for works within Construction Exclusion Zones, incorporating full details of the Root Protection Areas of the trees to be retained, a Tree Protection Plan, and details of all special engineering works within these Root Protection Areas, all in accordance with BS 5837:2012 shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved AMS.

(B) R4. To mitigate the impact on visually significant trees on or adjoining the site, in the interests of visual amenity and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

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(B) 5. No development shall take place until details of all facing and surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(B) R5. To ensure that the development harmonises with its surroundings, and in accordance with the aims and objectives of the National Planning Policy Framework (2012).

(B) 6. No development shall take place, including any works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CMS shall be adhered to throughout the construction period. The CMS shall provide for:

- a. The parking of vehicles of site operatives and visitors;
- b. Loading and unloading of plant and materials
- c. Storage of plant and materials used in constructing the development;
- d. Wheel washing facilities;
- e. Measures to control the emission of dust and dirt during construction;
- f. A scheme for recycling/disposing of waste resulting from demolition and construction works.

(B) R6. In the interests of residential amenity in accordance with the aims and objectives of the National Planning Policy Framework (2012).

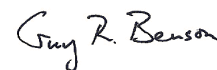
(B) 7. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference ST10458 Report No. 004 Rev. A produced by Wardell Armstrong dated October 2015. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme

(B) R7. To prevent the increased risk of flooding and to comply with the aims and objectives of the National Planning Policy Framework (2012).

(B) 8. No development shall commence until drainage plans for the disposal of foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

(B) R8. To minimise the risk of pollution and to comply with the aims and objectives of the National Planning Policy Framework (2012).

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(B) 9. No development shall take place until drainage plans for the disposal of surface water, including an assessment of the hydrological and hydrogeological context of the development and the FRA have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall limit the surface water run-off generated by the 100 year plus climate change critical storm following the corresponding rainfall event so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The scheme shall be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- a. Details of how the scheme shall be maintained and managed after completion;
- b. The results of infiltration testing to confirm the viability of using the infiltration techniques in the final drainage scheme design.

(B) R9. To prevent the increased risk of flooding and to comply with the aims and objectives of the National Planning Policy Framework (2012).

Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this planning application

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Notes to the applicant

You are advised that a report has been prepared which provides more details on the consideration of this proposal. The report is viewable as an "associated document" on line at <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/01004/FUL>

Your attention is drawn to the comments of the Local Lead Flood Authority, the Crime Prevention Design Adviser, the Minerals and Waste Authority, the Environmental Health Department, the Landscape Development Section, the Highway Authority, the Historic Environment Records Officer, the Conservation Officer [as their response/s provide further advice on the development and the requirements to satisfy conditions set out above. Such comments can be viewed by searching under the application reference number 15/01004/FUL on the website page that can be accessed that can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/01004/FUL>

Date 5 April 2016

A handwritten signature in black ink that reads 'Guy R. Benson'.

Head of Planning & Development
Planning & Development Service
Directorate of Regeneration & Development

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT



Application number: 15/01004/FUL

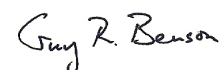
Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority 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.
- If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period giving notice of an appeal, but he 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 him 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Date 5 April 2016



Head of Planning & Development
Planning & Development Service
Directorate of Regeneration & Development