

DECISION NOTICE

Application Ref: A/64/21/PL

1 To Addressee

ECE Planning Limited
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

2 Site Address

Former Shrublands Nursery
Roundstone Lane
Angmering
BN16 4AT

3 Description of Development

Demolition of existing buildings & erection of 40 No. residential dwellings including 12 No. (30%) affordable units & associated landscaping, road layout, parking & provision of Public Open Space. This site is in CIL Zone 2 & is CIL Liable as new dwellings.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
 - 6855 - BLOCK - 001C Site Block Plan
 - 6855 - LOC - 001A Site Location Plan
 - 6855 K01 - Accommodation Schedule 210714
 - 6855 PL-101P3 Site Layout
 - 6855 PL-102P3 Site Material Plan
 - 6855 PL-103P3 Parking Distribution Plan
 - 6855 PL-110P1 Proposed Plans Plot 1
 - 6855 PL-111P2 Proposed Elevations Plot 1
 - 6855 PL-112P1 Proposed Plans Plots 2 3 20 and 21

- 6855 PL-113P2 Proposed Elevations Plots 2 3 20 and 21
- 6855 PL-114P1 Proposed Plans Plot 4
- 6855 PL-115P2 Proposed Elevations Plot 4
- 6855 PL-116P1 Proposed Plans Plots 5 and 6
- 6855 PL-117P2 Proposed Elevations Plots 5 and 6
- 6855 PL-118P1 Proposed Plans Plots 7 and 8
- 6855 PL-119P2 Proposed Elevations Plots 7 and 8
- 6855 PL-120P1 Proposed Plans Plots 9 and 10
- 6855 PL-121P2 Proposed Elevations Plots 9 and 10
- 6855 PL-122P1 Proposed Plans Plots 13 and 14
- 6855 PL-123P2 Proposed Elevations Plots 13 and 14
- 6855 PL-124P1 Proposed Plans Plots 11 12 24 25 26 and 27
- 6855 PL-125P2 Proposed Elevations 11 12 24 25 26 and 27
- 6855 PL-126P2 Proposed Plans Plots 15 16 17 and 18
- 6855 PL-127P2 Proposed Elevations Plots 15 and 16
- 6855 PL-128P2 Proposed Elevations Plots 17 and 18
- 6855 PL-129P1 Proposed Plans Plot 19
- 6855 PL-130P2 Proposed Elevations Plot 19
- 6855 PL-131P1 Proposed Plans Plot 28
- 6855 PL-132P2 Proposed Elevations Plot 28
- 6855 PL-133P1 Proposed Plans Plots 22 and 23
- 6855 PL-134P2 Proposed Elevations Plot 22 and 23
- 6855 PL-135P1 Proposed Plans Plot 29 30 31 32 33 and 34
- 6855 PL-136P2 Proposed Elevations Plot 29 30 31 32 33 34
- 6855 PL-137P2 Proposed Plans Plots 35 and 36
- 6855 PL-138P4 Proposed Elevations Plots 35 and 36
- 6855 PL-139P1 Proposed Plans Plots 37 and 38
- 6855 PL-140P2 Proposed Elevations Plots 37 and 38
- 6855 PL-141P3 Proposed Plans Plots 39 and 40
- 6855 PL-142P4 Proposed Elevations Plots 39 and 40
- 6855 PL-143P1 Proposed Plans and Elevations - Single Car Ports and Garages
- 6855 PL-144P1 Proposed Plans and Elevations - Double Car Ports and Garages
- 6855 PL-145P1 Proposed Plans and Elevations - Car Barn
- 6855 PL-146 Proposed Plans and Elevations - Bin and Cycle Store
- 6855 PL-147P1 Proposed Plans Plots 17,18
- 6855 PL-150P1 Proposed Street Scenes A and B
- 6855 PL-151P3 Proposed Street Scenes C and D
- 6855 PL-152P1 Proposed Street Scenes E and F
- 6855 PL-160P1 Existing Elevations
- 645_01_020321 Tree Layout Plan
- 645_02_020321 Preliminary Tree Protection Plan East
- 645_03_020321 Preliminary Tree Protection Plan West
- S19149 - Topographic Survey - Sheet 1
- S19149 - Topographic Survey - Sheet 2
- S19149 - Topographic Survey - Sheet 3
- 20-016-010A Overall Drainage Strategy
- Landscape Masterplan PRI23161 - 10
- Soft Landscape Proposals PRI23161 - 11A-Sheet 1
- Soft Landscape Proposals PRI23161 - 11A-Sheet 2
- Hard Landscape Proposals PRI23161 - 12A-Sheet 1
- Hard Landscape Proposals PRI23161 - 12A-Sheet 2
- Landscape Management and Maintenance Plan PRI23161 Man DR

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 No part of the development 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 'GENERAL ARRANGEMENT' and numbered 20-016/001 Rev E.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy T SP1 of the Arun Local Plan.

- 5 The buildings shall not be occupied until the parking spaces/turning facilities/and garages/shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning/and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy T SP1 of the Arun Local Plan.

- 6 The development shall proceed in accordance with the sustainable measures as set out in the accompanying Energy and Sustainability Assessment (February 2021) submitted with the application.

Reason: To ensure energy and climate change mitigation in accordance with policy ECC SP2 of Arun Neighbourhood Plan.

- 7 No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall proceed in accordance with the details so agreed.

Reason: The site is of archaeological significance in accordance with Arun Local Plan Policy HER DM6.

- 8 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy T SP1 of the Arun Local Plan.

- 9 Prior to commencement of development, the applicant shall submit a fully robust Acoustic Report compiled by a competent acoustician, which identifies all noise sources in the vicinity, and the impact of these noise sources on the proposed new dwellings. Main noise sources will include road noise from Roundstone Lane and noise from commercial operations at Roundstone Kennels and Cattery and Farrowfields industrial site.

The Report which shall be submitted to and approved in writing by the Local Planning Authority, will detail a scheme of appropriate mitigation measures to demonstrate that the internal ambient noise levels within the residential units will conform to the "Indoor ambient noise levels for dwellings" guideline values specified in BS: 8233:2014 and the ProPG 2017, to include both dBLAeq and dBLA,f,max, 1 minute (8hour) levels (for night-time noise). The assessment shall also give consideration to the principles of BS 4142:2014+A1:2019 where Identification of noise sources can be achieved either through the use of manned monitoring, or through the recording of triggered noise events. The Planning Noise Advise Document: Sussex, 2021 can provide useful guidance.

If appropriate, the scheme shall take into account the correct number of air changes required for noise affected rooms and shall be based around a system of mechanical acoustically treated ventilation such as MEV 3 or 4 (Approved Document F - Building Regulations). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be retained in perpetuity.

If any residential unit cannot comply with the required standards as described in BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and WHO, with windows open, then consideration must be given to The Agent of Change Principle, paragraph 182, National Planning Policy Framework (NPPF2) 2019 with the aim to protect the amenity of pre-existing businesses here. In this case a written report, detailing suitable mitigation measure shall be submitted to the Local Planning Authority for approval in writing.

If appropriate, details of any acoustic barrier to be erected along the north or southern boundaries of the development site, or both, including details of its ongoing maintenance, shall be submitted to and approved by the Local Planning Authority. The acoustic barrier shall be provided prior to occupation and retained and maintained in perpetuity.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan. This is required to be a pre-commencement condition because these details could impact the design of the buildings and layout of the site.

- 10 Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the external noise levels within the curtilage of the residential units and general amenity spaces will conform to the 'design criteria for external noise' desirable guideline value (moderate annoyance) of 50 dB LAeq,T as specified within BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and WHO. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and shall be retained thereafter.

Reason: In order to safeguard the amenity of local residents in accordance with Policy QE SP1 of the Arun Local. This is required to be a pre-commencement condition because these details could impact the layout of the site.

- 11 Prior to commencement of development the hedgerows/trees on the eastern and southern boundaries of the site shall be retained and protected with fencing as set out in the Arboricultural Assessment and Outline Method Statement. The fencing shall be retained during the course of development.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan. It is necessary for this to be a pre commencement condition to ensure hedging is adequately protected during the course of development.

- 12 Prior to occupation the hedgerows on the eastern and southern boundaries of the site shall be retained and enhanced for bats in accordance with details to be submitted to and approved by the Local Planning Authority. Any gaps in the southern boundary should be filled in using native hedge species to improve connectivity.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan.

- 13 Before first occupation of any dwelling where it has been demonstrated that unacceptably high levels of noise are likely to be experienced, then post validation testing shall be undertaken by a competent acoustician/consultant to determine compliance with the noise mitigation scheme report; BS:8233 and BS:4142 as amended. This report must be submitted to and agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.

- 14 A bat brick is to be integrated into the development on the south/south westerly facing elevation of a building, positioned 3-5m above ground in accordance with details to be submitted to and approved by the Local Planning Authority and shall be retained in perpetuity.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan.

- 15 Prior to the first occupation of any dwelling/unit forming part of the proposed development, the required fire hydrants shall be installed in the approved location to BS 750 standards. The stored water supply shall be installed and their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting will be arranged. The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of residential amenity in accordance with policy QE SP1 of Arun Local Plan.

- 16 The development shall proceed in accordance with the recommendations for Biodiversity Net Gain and Ecological Protection Measures identified in the submitted Preliminary Ecological Appraisal dated March 2021.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan.

- 17 The areas of public open space and buffer landscaping shall be provided following occupation of the dwellings and shall be maintained in accordance with the submitted Landscape Management and Maintenance Plan by ACD Environmental submitted with the application.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 18 External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E3-Suburban and should take into consideration the presence of bats in the local area and minimise potential impacts to any bats by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies QE SP1, QE DM2 and D DM1.

- 19 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, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

- 20 Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Where demolition is required 1. above should be submitted prior to demolition. Parts 2. and 3. can take place post demolition if necessary.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 21 Notwithstanding the landscaping details submitted as part of the proposal, no development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a comprehensive landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 22 The development shall proceed in accordance with the measures to protect the retained trees and hedgerows as set out in the Arboricultural Assessment and Outline Method Statement (March 2021), Tree Layout Plan and Tree Protection Plans submitted with the application.

Reason: To ensure protection of trees in accordance with policy ENV DM4 of Arun Local Plan.

- 23 Prior to occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c), T SP1 and ECC SP2 of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.

- 24 No development above damp proof course (DPC) level shall be carried out unless and until details showing the proposed location of the required fire hydrants have been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.

Reason: In the interests of residential amenity in accordance with policy QE SP1 of Arun Local Plan.

- 25 Prior to occupation details shall be submitted to the Local Planning Authority to demonstrate the proposal incorporates appropriate levels of provision of housing accommodation for an ageing generation in accordance with the document "Accommodation for Older People and People with Disabilities, 2020". This requires at least 50% to be designed to the M4(2) standard, and that 2 to be wheelchair accessible. The development shall proceed in accordance with the approved details.

Reason: To ensure an adequate range of accommodation in accordance with policies D DM1 & D DM2 of Arun Local Plan.

- 26 Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 27 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy D

DM1 of the Arun District Local Plan.

- 28 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 29 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun district Council's CIL Charging Schedule as adopted on 15th January 2020.

Shortly you will receive a Liability Notice which includes the calculated charge and person(s) liable to pay. If you have not submitted all the necessary CIL forms such as Assumption for Liability ([Form 2](#)) or any appropriate exemption or relief forms available on the Council's website <https://www.arun.gov.uk/cil> you must do so prior to commencement of your development. Failure to do so would invalidate any claim for exemption or relief. Furthermore, you must remember to submit your Commencement Notice no later than the day before the day on which the chargeable development is to commence. Failure to do so could result in a surcharge of up to £2,500.

INFORMATIVE: 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in

the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes/rainfall intensity (allowance for climate change) between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year storm event plus 40% on stored volumes/rainfall intensity. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

INFORMATIVE: Great Crested Newts:

As stated in the protected species surveys (May2021), Great crested newts are concluded to be absent from the site. However, a precautionary approach should still be undertaken with regards to Great Crested Newts. If Great Crested Newts are found during the process all works must stop and Natural England contacted.

INFORMATIVE: Bats

If trees G2, G3 and T4 are to be removed then a precautionary approach should be undertaken and following an inspection by an ecologist prior to works commencing. The felling of these trees should be undertaken during March- April or September-October to avoid maternity and hibernation periods. If a bat is found all works must stop and Natural England consulted.

INFORMATIVE: Badgers

Prior to start on site a badger survey should be undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England should be consulted and a mitigation strategy produced.

As a precaution any trenches should be covered overnight, or a means of escape made available and any hazardous chemicals need to be suitably stored away so animals cannot access them.

INFORMATIVE: This permission is subject to a sec 106 legal agreement.



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner
Decision Issued: **23rd November 2021**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

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 this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be 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 <http://acp.planninginspectorate.gov.uk>

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 send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused 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 (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).