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|-------------------|--|------------------------|---------------------|
| <b>ITEM:</b>      |  | <b>RECOMMENDATION:</b> | APPROVAL            |
| <b>REF NO:</b>    | 3PL/2017/1358/D  | <b>CASE OFFICER</b>    | Debi Sherman        |
| <b>LOCATION:</b>  | WATTON<br>Land off Town Green Road<br>Watton<br>.  | <b>APPNTYPE:</b>       | Reserved Matters    |
| <b>APPLICANT:</b> | Abel Homes Ltd<br>Neaton Business Park Norwich Road  | <b>POLICY:</b>         | Out Settlemnt Bndry |
| <b>AGENT:</b>     | Abel Homes Ltd<br>Neaton Business Park Norwich Road  | <b>ALLOCATION:</b>     | N                   |
| <b>PROPOSAL:</b>  | Residential development of 98 dwellings, open space and play areas (Revised Location Plan) |                        |                     |
|                   |  | <b>CONS AREA:</b>      | N                   |
|                   |  | <b>LB GRADE:</b>       | N                   |
|                   |  | <b>TPO:</b>            | N                   |

#### REASON FOR COMMITTEE CONSIDERATION

The development constitutes a major development.

#### KEY ISSUES

Principle of development  
Impact on character and appearance of the area  
Access & highway impact  
Amenity  
Open Space  
Drainage & flood risk

#### DESCRIPTION OF DEVELOPMENT

This application seeks approval of reserved matters (layout, scale, appearance and landscaping) of outline consent 3PL/2015/1191/O granted for a residential development of 98 dwellings, access, open space and associated development.

The development proposes:

8no. x one bedroom dwellings  
35no. x two bedroom dwellings  
39no. x three bedroom dwellings  
16no.x four bedroom dwellings

Of this number 21 no. dwellings would be bungalows, located mainly on the northern and southern boundaries of the site.

The provision of affordable housing would be on the basis of 70% rented and 30% intermediate housing. A

total of 20no. units would be provided set out as 2no. three bed units, 10no. two bed units and 8no. one bed units.

The scheme provides open space in the form of 5no. areas of open space/pocket parks at 5449 sqm which collectively meet the overall quantum requirement for open space provision on site. A LEAP would be contained within one of the open spaces and underground attenuation features would be located under the two largest areas of open space.

#### **SITE AND LOCATION**

The site extends to some 4.7 hectares and is located to the north of Blenheim Way, itself on the northern side of the town, adjacent the existing settlement boundary. The site is bounded by high level hedges and trees on most boundaries, although the boundary of the site with Town Green Road to the north is more open in character. Beyond Town Green Road to the of the site is a mobile home caravan park, (Redhill Park). Existing residential development bounds the site to the south.

No land designations affect the site and the site also lies within Flood Zone One and is therefore, at low risk of flooding. The site is currently accessed via a field access of Town Green Road. Levels fall by approximately 4 m south to north from 57.0 metre above sea level in the south western corner to 53.0 metres above sea level in the north western corner.

#### **EIA REQUIRED**

No

#### **RELEVANT SITE HISTORY**

3PL/2015/1191/O - Residential development of 98 dwellings, open space and play areas (Revised Location Plan) - Approved 10 November 2017

#### **POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

|       |   |
|-------|---|
| CP.10 | Natural Environment                         |
| CP.11 | Protection and Enhancement of the Landscape |
| DC.01 | Protection of Amenity                       |
| DC.02 | Principles of New Housing                   |
| DC.04 | Affordable Housing Principles               |
| DC.11 | Open Space                                  |
| DC.12 | Trees and Landscape                         |
| DC.13 | Flood Risk                                  |
| DC.14 | Energy Efficiency                           |

|       |                                     |
|-------|-------------------------------------|
| DC.16 | Design                              |
| DC.19 | Parking Provision                   |
| NPPF  | National Planning Policy Framework  |
| NPPG  | National Planning Practice Guidance |

**OBLIGATIONS/CIL**

Not Applicable

**CONSULTATIONS**

**ENVIRONMENT AGENCY**

No objection, subject to the following conditions;

- Contamination
- Surface Water Disposal.

**ANGLIAN WATER SERVICE**

No objections.

**HISTORIC ENVIRONMENT OFFICER**

No objections

**RAMBLERS ASSOCIATION: NORFOLK AREA**

No objection in principle, but object to plans to limit access to walkers and cyclists as no pedestrian or cycle access is provided on to Town Green Road or Blenheim Way.

**NATURAL ENGLAND**

No objection;

- not likely to have a significant effect on the interest features for which the Breckland Special Area of Conservation (SAC) has been classified.
- not required to undertake an Appropriate Assessment.
- will not damage or destroy the interest features for which the Stanford Training Area SSSI has been notified.

**CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER**

Made the following comments;

- lighting plan to cover all vulnerable areas should be in place.
- homes should be designed to incorporate the Part Two Physical Security elements of the Secured by Design Homes 2016 document.
- open spaces often get used for play and can create problems for neighbouring properties if measures are not taken into consideration.
- play park should have hoop topped or welded mesh fencing installed, be gated, secured at night and have an area designed for older children.

**NATIONAL AIR TRAFFIC SERVICES**

No objection;

- does not conflict with safeguarding criteria.

**SPORT ENGLAND**

No objection; proposed development does not fall within either our statutory remit therefore Sport England

has not provided a detailed response in this case

**PUBLIC RIGHTS OF WAY OFFICER**

Made the following comments;

- link should be provided between the development and the wider countryside to integrate the development and encourage use of the local Public Rights of Way network.

Development should integrate into the existing highway network, be that roads, footways or Public Rights of Way. In this instance we consider a link should be provided between the development and the wider countryside to integrate the development and encourage use of the local Public Rights of Way network. There may be the opportunity to have a link through the Green but it would be better to be located at the end of the private drive between plots 37 and 38 (north west corner) to link to Watton RB12 and footpath 8 towards the town, given there is no footway on Town Green Road.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

Made the following comments;

- as a result of amended plans the proposed layout is now considered acceptable subject to conditions

**FLOOD & WATER MANAGEMENT TEAM**

No objection subject to conditions

**TREE AND COUNTRYSIDE CONSULTANT**

No objections subject to conditions to provide an arboricultural impact assessment together with a tree protection plan and method statement based on the layout and information supplied in the tree survey provided by A.T Coombes.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

No objections subject to -

- condition 8 needs to be discharged prior to the development commencing.

**CONTAMINATED LAND OFFICER**

Approval, subject to conditions- Unexpected Contamination

**ENVIRONMENTAL HEALTH OFFICERS**

No objections provided the development proceeds in line with the details submitted;

**WATTON TOWN COUNCIL**

No objections

**CIVIL AVIATION AUTHORITY**

No Comments Received

**HOUSING ENABLING OFFICER**

No Comments Received

**WATTON TOWN COUNCIL**

No Comments Received

**ENVIRONMENTAL PLANNING**

No Comments Received

**REPRESENTATIONS**

- Impact on infrastructure
- Impact on utilities
- Increased risk of flooding
- Vehicular pollution will lead to health issues

- Impact on privacy and overlooking of dwellings neighbouring application site
- Impact on wildlife
- Increased pressure on local services (ie: health centre, schools etc)
- Should be supporting local industry not building houses.
- Impact on privacy/overlooking from proposed footway
- seek reassurance that the Design and Access statement holds precedence over the Amended Plans and that the apparent pathway detailed in the revised Ground Plan is a simple oversight created during the draughting of the plan.
- light pollution
- flooding/ground water and run off/soak away concerns
- Light pollution
- Flooding/groundwater and run off/soak away concerns
- Loss of arable land for wind farms, solar farms and housing
- Impact on wildlife
- Play area/open space may take over these areas
- Impact on infrastructure (ie:doctors, schools, transport, buses, footpaths, services)
- No need for these houses
- Overlooking
- Dominance/overbearing
- Damage to rural character/small market town.
- Impact on privacy
- Request the proposal viewed from neighbour's property
- Impact on roads/infrastructure
- Unable to absorb continuous growth
- Town with limited resources
- Little employment opportunities
- Impact on carbon footprint.
- revised plan shows planting along the boundary between Blenheim Way properties but believed this was to be a two metre timber fence.
- object to planting rather than a physical barrier because this would provide a convenient avenue for burglars and shed breakers.
- apparently approved this application which is outside the development plan for Watton, against Watton Council and the objections of locals.
- Impact on Infrastructure
- Impact on services (ie: Watton Medical Practice and Dental surgeries).

## **ASSESSMENT NOTES**

### 1.0 Principle of development

1.1 The principle of residential development is established by the outline planning permission granted in 2017. The current application is concerned only with matters of detail relating to the design, scale and layout of the development.

1.2 The Section 106 attached to the outline planning permission would secure affordable housing, open space, library, education and recreation contributions.

1.3 Assessment of the proposed development has taken into account local and national planning policy relating to housing design, layout, residential amenity and protection of trees. Relevant NPPF, and Core

Strategy Policies DC1 (Amenity), DC2 (Housing), DC4 (Affordable housing), DC11 (Recreation), DC12 (Trees) and DC16 (Design).

## 2.0 Affordable Housing

2.1 The level of affordable housing provision accords with the requirements of the S106 agreement at 20%. At the time of writing this report, final comments of the Strategic Housing Service are awaited but it is considered that the overall location of provision within the site and mix are appropriate for the scale of this development.

## 3.0 Impact on surrounding area

3.1 The development of the site for housing would be in keeping with the established character of the area. The density of development proposed (25.3 DPH) would be consistent with most surrounding development, as would the general pattern of development proposed. The suburban character of the area to the south would be maintained. It is accepted that the land to north is an area of transition between the built up edge of Watton and the surrounding countryside but it is noted that there are existing farmstead and Redhill caravan park which extend beyond the application site. Town Green Road would form the site's northern boundary and as such would visually contain the development, limiting its encroachment into the wider open countryside. An issue fully explored at the stage of the outline permission.

3.2 The application is accompanied by a Design & Access Statement that sets out the design process and explains how the comments of local residents brought up during pre-application consultation have, where possible, been taken into account. This has led to a low density scheme that attempts to respond to its context and surroundings. The suggested scale of development, predominantly two-storey, with some single storey dwellings, is also reflective of its context. Green spaces are also included within the layout, and a softer green edged to the development to Town Green Road is also proposed.

3.3 The proposed layout and design of the development is considered to be acceptable. The proposed layout generally accords with the indicative details provided with the outline application, and it is considered that the informal pattern of the development and the use of a variety of house types would help to offset any sense of overdevelopment. Houses would be arranged to create varied street scenes. House designs would be contemporary in form and materials. It is thought the design would fit in and would complement the built form that surrounds it. In terms of materials, details would be secured via planning condition.

## 4.0 Highways and access

4.1 Access was approved under the outline permission and works have been undertaken under a S278 agreement of the Highway Act to secure vehicular access into the site via Watton Green Road.

4.2 The provision of car parking is considered acceptable, with most market housing properties benefiting from off street parking and a garage. The affordable units would have off street parking with no garage provided. In terms of access, the proposed road layout and footpath/cycleway links would ensure that the development has a fair degree of permeability.

4.3 The Highway Authority has raised no objection to the proposed development and the proposal accords with Core Strategy Policy DC19.

4.4 Pedestrian linkages would be provided linking to Blenheim Way in common with the indicative layout on

the outline permission. The Ramblers Association and PROW officer have raised concerns about the lack of pedestrian access to Town Green Road. The applicant has advised that this was removed following the public consultation exercise and have concerns about linkages to a road with no defined footpath. The requirement to provide a footpath in a northerly direction could be facilitated by planning condition.

4.5 The Local Highway Authority has been consulted on the proposed access arrangements and as amended, they raise no objection to them, subject to appropriate conditions. The proposals are considered to accord with Core Strategy Policy CP04 and the NPPF in this regard.

## 5.0 Amenity

5.1 Concerns have been raised regarding the impacts of the development on adjacent residential occupiers. The majority of proposed dwellings on the sensitive northern and southern boundaries are bungalows and as such would not cause material adverse impacts as a result of loss of privacy. In the limited number of cases where two storey properties are proposed it is considered that as a consequence of the distance between dwellings and in some cases the extensive boundary hedging that exists there would be no material harm as a result of this development. The development does not therefore conflict with the requirement of Policy DC01.

## 6.0 Open Space

6.1 The scheme follows closely the indicative layout submitted with the outline planning permission. The S106 accompanying the outline consent required that 5,424 sq m of 'open space land' be provided in connection with the development. Further the S106 required that one LEAP be provided and that the open space land be used as public open space.

6.2 The provision of the LEAP on site seeks to address the requirements of Policy DC11 in terms of children's play space for a development of this size. In terms of outdoor sports provision the development does not meet the requirements of the policy. In considering this issue, the applicant has agreed that a condition requiring details of how some outdoor sports provision could be facilitated within the submitted layout would be appropriate and has referenced facilities such as a trim trail and outdoor gym as possible examples.

6.3 It is recognised that even if these elements are included, Policy DC11 would not be met in terms of outdoor sports provision but is considered that in this instance it needs to be examined in light of the extant outline planning permission and the requirements set out in accompanying S106 in relation to open space on site. The weight to be applied to the issue of open space will also be examined further in the Conclusion section below.

## 7.0 Ecology

7.1 The application is accompanied by a an Ecology report, which concludes that no habitat or species of high conservation value will be lost or is likely to be harmed as a result of the development, with the potential exception of nesting or breeding birds within the trees and hedgerows surrounding the site. Suitable mitigation is proposed that will deal with all ecological impact. Provided that the development proceeds in accordance with the suggested mitigation and compliance with Condition 8 attached to the outline permission then the Ecological Consultant raises no objection to the proposal, which is capable of according with Core Strategy Policy CP10 and the NPPF.

## 8.0 Drainage and Flood Risk

8.1 Although the site is located within Flood Zone One and therefore is at very low risk of flooding, a Flood Risk Assessment has been submitted with the application. This explains that some limited areas of the site adjacent to Town Green Road are at low to medium risk of flooding, (i.e. a 1-3% chance of flooding occurring every 100 years). Taking into account the ground conditions the flood mitigation measures are proposed. Surface Water run-off from the site post construction will be attenuated resulting in a reduction in the risk of flooding from surface run-off.

8.2 Surface water drainage will be dealt with principally via two underground attenuation features under the two largest areas of public open space (Town Green Park and Central Green). This coupled with extensive areas of permeable surfacing are considered to address the issues relating to surface water drainage on this site. No objections to the development have been received from statutory consultees and subject to appropriate conditions the proposal is considered to accord with Core Strategy Policy DC13 and the NPPF in this regard.

## 9.0 Other Matters

9.1 Concerns have been expressed about issues in relation to the impact of the development on infrastructure and facilities in the immediate and wider locality. The issue of the principle of development was considered at outline planning permission stage and it is only the specifics of the scheme that are under consideration at this juncture.

9.2 Matters have also been raised regarding the boundary treatments on sensitive boundaries with adjacent properties. A condition would be imposed on any permission granted requiring the submission of boundary treatment details. The applicant has indicated that it is likely 1.8 high fencing would be erected to ensure and maintain privacy in those sensitive areas of the site.

## 10.0 Conclusion

10.1 The principle of development of 98 dwellings has been established at the grant of outline planning permission. The form, layout and design of the scheme follows the indicative layout of that outline permission, the public consultation exercise and the terms of the S106 agreement accompanying that consent particularly in relation to open space provision.

10.2 It is acknowledged that there would be a deficit of sports provision on site but taking into account all of the above as well as the significant contribution the scheme would make towards the five-year supply of housing as a readily deliverable site, whilst generating some economic activity and is in a sustainable location adjacent a town with good facilities and transport connections it is considered that in terms of the 'titled balance' the adverse effects of the development would not significantly and demonstrably outweigh the benefits of bringing this scheme forward for development in this instance .

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|-----------------------|
| <b>RECOMMENDATION</b> |
|-----------------------|

**Approval of Reserved Matters**

|                   |
|-------------------|
| <b>CONDITIONS</b> |
|-------------------|

**DE08                      Slab level to be arranged**



Within 3 months of the date of this permission precise details of the slab levels of the dwellings hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. Such details shall also provide comparative levels with adjoining properties and details of the levels of any boundary treatments proposed. The development shall be carried out in accordance with the details as approved.

Reason for condition:-

The details are required prior to the commencement of development given the importance of the ground works to determining slab and finished floor levels. In order to ensure that the development approved does not have an adverse effect on the amenities of local residents or on the character and appearance of the area, as required by policies DC1 & DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**This condition will require to be discharged**

**3402 Boundary screening to be agreed**

Prior to the occupation of the development hereby approved above slab level, a scheme for the provision of boundary screening, shall be submitted to the Local Planning Authority for approval. Such scheme as may be agreed shall be completed prior to the occupation of the development which the screening adjoins to the satisfaction of the Local Planning Authority.

Reason for condition:-

To safeguard the interests of the amenities of neighbouring occupiers and to ensure the satisfactory appearance of the development, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**This condition will require to be discharged**

**3212 PD restriction**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment)(No 2)(England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) there shall be no additional window or other opening (or enlargement or alteration of existing or permitted openings) constructed at first floor level or above in any elevation of plots nos. 036, 035, 034, 091, 092, 093, 094, 095, 096, 097 and 098 of the development hereby approved, without the prior written permission of the Local Planning Authority.

Reason for condition:-

To help safeguard the privacy and amenity of the occupiers of the adjacent properties. This condition is imposed in accordance with Policy DC1 of the Breckland Adopted Core Strategy.

**This condition will require to be discharged**

**3046 In accordance with submitted**

This approval is granted following the grant of Outline Planning Permission No 3PL/2015/1191/O dated 10 November 2017.

Reason for condition:-

The time limit by which the development must be commenced is indicated on that Permission.

**3047 In accordance with submitted**

The development must be carried out in strict accordance with the application form, and

approved documents and drawings referenced in this decision notice.

Reason for condition:- To ensure the satisfactory development of the site.

**MT02 External materials as approved**

The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.

Reason for condition:-

To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by policies DC 1 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**3450 flood risk & drainage**

No development shall take place until a scheme for surface water disposal, including management and maintenance of SUDS features, has been submitted to and approved in writing by the local planning authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the agreed details and in accordance with a timetable to be agreed in writing with the local planning authority.

Reason for condition:- The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development. This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

**3750 Non-standard highways condition**

No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason for condition:- In order to ensure that the internal estate road layout is set out in accordance with the requirements of Policy CP 4 of the Core Strategy and Development Management Policies DPD and the NPPF.

**LS14 In accordance with Arboricultural report**

No development shall commence until an arboricultural impact assessment together with a tree protection plan and method statement based on the layout and information supplied in the tree survey provided by A.T

Coombes submitted with the application 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.

Reason for condition:-

To protect the longevity of the trees in accordance with policy DC12 of the Adopted Core Strategy and Development Control Policies Development Control Document 2009.

**3920 no lighting other than as approved**

No external lighting shall be erected at the site unless a scheme of external lighting has first been submitted to and approved in writing by the Local Planning Authority. Only external lighting approved pursuant to this condition shall be erected within the site and any lighting provided within the highways, footpaths, areas of public open space within the site shall be

completed in accordance with the approved lighting scheme.

Reason for condition: - In order to protect wildlife from light pollution and in the interests of the dark skies and character of the surrounding area. In accordance with policies CP10, DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**3946**

**Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

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.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

**3302**

**No P.D. for extensions, roof alterations, porches**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 2015 (or any Order revoking and re-enacting that Order) (with or without modification) roof alterations as defined within Class C of Part 1 of Schedule 2 of that Order shall be carried out on plot nos. 036, 035, 034, 091, 092, 093, 094, 095, 096, 097 and 098 of the development hereby approved, unless an appropriate planning application is first submitted to and approved by the Local Planning Authority.

Reasons for condition:-

a) To ensure the orderly development of the site.

b) In the interests of the satisfactory appearance of the development and the amenity of future occupants and the occupiers of the adjacent properties.

This condition is imposed in accordance with Policy DC1 of the Breckland Adopted Core Strategy.

**2001**

**Proactive note**

NOTES:

The Local Planning Authority has acted positively and proactively in determining this application, and by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application 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 as timely a manner as possible, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at <http://www.breckland.gov.uk/content/planning-search-0>

**3994 Note re outline conditions and s.106**

The attention of the applicant is drawn to the terms and conditions of outline planning permission 3PL/2015/1191/O , and the associated section 106 agreement, which remains in force.

**3996 Application Approved Following Revisions**

If the formal discharge of any condition is required, it will be necessary for you to submit to the Council all relevant details, together with a completed application for the "Discharge of Conditions" and the fee as appropriate.

**4000 Non-standard note**

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

**2014 Note - Discharge of Conditions**

Appeals against planning decisions

If you are aggrieved by the decision of your local planning authority to attach any particular condition/s to this permission, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

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 or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

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.