

<b>ITEM:</b>		<b>RECOMMENDATION:</b> APPROVAL
<b>REF NO:</b>	3PL/2017/1425/O	<b>CASE OFFICER</b> Natalie Levett
<b>LOCATION:</b>	LITTLE DUNHAM Land South of 43 Necton Road, Little Dunham	<b>APPNTYPE:</b> Outline <b>POLICY:</b> Out Settlemnt Bndry
<b>APPLICANT:</b>	Julie Jacques Meadow House The Green	<b>ALLOCATION:</b> N <b>CONS AREA:</b> N
<b>AGENT:</b>	JCJ Planning Meadow House The Green	<b>LB GRADE:</b> N <b>TPO:</b> N
<b>PROPOSAL:</b>	Construction of 2 detached dwellings	

#### **REASON FOR COMMITTEE CONSIDERATION**

This application has been called into the Planning Committee by an Elected Member.

#### **KEY ISSUES**

Principle of development  
Impact upon character and appearance of area  
Impact on amenity  
Impact upon highway safety  
Impact upon trees  
Other matters

#### **DESCRIPTION OF DEVELOPMENT**

This application seeks outline planning permission, with approval being sought for access at this stage, for the erection of two detached dwellings on land to the east of Necton Road, Little Dunham and south of No. 43 Necton Road. As the application is submitted in outline matters comprising scale, layout, external appearance and landscaping will be the subject of future detailed reserved matters applications.

This outline planning application as submitted seeks to establish the general principles of development of two detached dwellings on the site. An indicative site layout plan and access plan has been submitted with the application which indicates the following:

- Site area of 0.23 hectares
- Access taken off Necton Road
- One shared access point

The application has been submitted with a number of accompanying documents, including a Site Location

Plan, Design and Access Statement, Tree Survey and Ecology Report.

## **SITE AND LOCATION**

The application site is located outside of any defined Settlement Boundary. The application site comprises 0.23 hectares on a corner of a cultivated field on land situated on the eastern side of Necton Road adjacent to the southern edge of the village of Little Dunham. The site is located immediately to the south of the AWS pumping station and access track, with a bungalow at No. 43 to the north. The site is defined on its northern side by vegetation and a ditch, and the road frontage by an indigenous hedgerow and grassed verge.

A previous application for three dwellings was refused planning permission (reference 3PL/2016/1024/O). Under this current application, the site area has now been reduced from 0.32 hectares to 0.23 hectares, and the scale of the development has reduced from three to two dwellings, reducing the site on its southern boundary.

## **EIA REQUIRED**

No.

## **RELEVANT SITE HISTORY**

3PL/2016/1024/O - Erection of 3 dwellings - Refused.

Reasons for refusal;

- Impact upon character and appearance of area
- Insufficient info - ecology/biodiversity
- Insufficient info - visibility splays.

## **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.01	Housing
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SS1

Spatial Strategy

**OBLIGATIONS/CIL**

Not Applicable.

**CONSULTATIONS**

**NORFOLK COUNTY COUNCIL HIGHWAYS**

No objections, subject to conditions.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

No objection, subject to conditions.

**TREE AND COUNTRYSIDE CONSULTANT**

No objection, subject to conditions.

**CONTAMINATED LAND OFFICER**

No objection, subject to conditions.

**ENVIRONMENTAL HEALTH OFFICERS**

No objection.

**LITTLE DUNHAM P C**

No Comments Received

**Little Dunham Parish Council**

Objects for the following reasons;

- Land is designated as Countryside with no settlement boundary.
- Application seeks to extend the village into agricultural land even though there is a very prominent hedge which defines the extent of residential development on that side of Necton Road.
- Recent refusal on this site at both local and appeal level that both Breckland and the Inspector were of the opinion that it was an unacceptable intrusion into open land. To be consistent in the decision making process this current application must also be refused on the same grounds.
- Application gives very little information as it is in outline form which this Parish Council considers to be an inappropriate form of presentation.
- Necton Road currently has problems with an ever increasing level of HGV traffic movements and extra accesses off the road would not be helpful.
- The applicant mentions the shortfall in the five year housing land supply as grounds for approval as was the case with the previous application for three houses, and if three units were not judged to be sufficient grounds then it logically follows that a lesser number also cannot outweigh the principal of this proposed incursion into open countryside.

**REPRESENTATIONS**

3 letters of objection have been received under this application. The objections received can be summarised as follows;

- Agricultural land and it is outside of the clearly defined boundary of the village housing

- Increased traffic issues
- Increased waterlogging and increased flood potential
- Limited amenities in village
- Village not able to withstand further development
- Possibility for future development to rear of proposed dwellings.

## **ASSESSMENT NOTES**

### Principle

#### 1.0 Principle of the Development Introduction

1.1 As detailed above, the application site falls outside any defined settlement boundary. Therefore the proposal is contrary in principle with Policies DC02 and CP14 of the Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries. In relation to settlement boundaries, the objectives of Policy CP14 include focusing development in sustainable locations with access to key services and protecting the form and character of settlements. These objectives are consistent with the NPPF's key aims and so in this respect Policy CP14 can be afforded significant weight in accordance with paragraph 215.

1.2 It is accepted that the council cannot demonstrate a 5 year supply of housing land. As such, relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Where relevant policies are out of date, NPPF paragraph 14 advises that the presumption in favour of sustainable development, which means granting permission unless specific policies in the NPPF indicate that development should be restricted or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. This so called "tilted balance" however does not diminish the weight to be afforded to Policy CP14 in assessing whether the adverse impacts demonstrably outweigh the benefits and this consideration is a matter of planning judgement for the decision maker. On this basis, key considerations which affect the principle of development are considered in Sections 2.0 and 3.0 below.

#### 2.0 Principle of the Development/Sustainability

2.1 The provision of housing to meet local needs is identified as a key component of sustainable development. In order to promote sustainable development in rural areas, the NPPF indicates that housing should be located where it will enhance or maintain the vitality of local communities.

2.3 Little Dunham is classified as a rural settlement through Policy SS1, (Spatial Strategy), of the adopted Core Strategy and Development Control Policies Development Plan Document. These settlements contain limited services and facilities and are not considered to be suitable for growth as they rely on higher order settlements for the majority of local services and facilities.

2.4 Little Dunham has a limited number of facilities, a village hall and bus service, although this is not very frequent. Several nearby villages, including Litcham and Necton, accommodate a much wider range of activities and services, including higher order shopping, employment, leisure facilities and further bus services. This should be afforded some weight in support of the application.

#### 3.0 Character and Appearance

3.1 The conservation of the natural environment is central to the NPPF, including protecting valued landscapes and minimising effects on biodiversity. "The NPPF highlights in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people."

3.2 Paragraph 64 further states that "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions." Development within the District is further expected to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness. The importance of the character and form, height, scale, massing and layout amongst other key design considerations are also set out in policy DC16 of the Core Strategy.

3.3 Policy CP11 of the Core Strategy seeks to ensure that the landscape of the District will be protected for the sake of its own intrinsic beauty and its benefit to the rural character. Development within the District is also expected to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits, embracing opportunities to enhance the character and appearance of an area. These aims are reiterated in paragraph 17 of the National Planning Policy Framework, (the Framework).

3.4 The previously refused application for three dwellings on this site stated that;

"Whilst the site is adjacent to residential dwellings to the north and west (on the opposite side of Necton Road) the site has a very rural appearance given its undeveloped character and the fact it forms part of a larger agricultural field and relates better to the surrounding open agricultural fields to the south and east. It is therefore considered the proposal would result in an encroachment into the rural landscape to the detriment of the character and visual amenities of the area."

3.5 As confirmed by the agent in the accompanying Design and Access Statement, the applicants own most of this corner of the application site, with the larger scale of the adjoining arable land in separate ownership.

3.6 The site is located at the southern edge of the main part of the settlement, which comprises linear development along Necton Road, The Street and Barrows Hole Lane. In addition to this, additional built form spills onto Sporle Road to the North West. The indicative layout proposed concentrates the massing towards the existing built form, towards the village. Under this application the site has been reduced in scale from that proposed previously and refusal, which ensures that the built form does not extend beyond the southernmost property known as Chestnut House, on the opposite side of Necton Road. Therefore this application is considered to address the previous reason for refusal and reflect the development on the opposite side of Necton Road. As such, the application site is related to the existing built form of Little Dunham, with established housing and development immediately adjacent to the north and therefore the proposal would not create an isolated development in the countryside.

3.7 The site is contained visually by mature vegetation, and the proposal seeks to retain the majority of this natural boundary treatment as it is proposed to set the development away from the vegetation, which will also provide habitat for existing fauna to the north. In addition, it is intended to retain the vegetation to the roadside with the exception of the removal of a section for paired access to serve the proposed dwellings.

3.8 Whilst the development will encroach into the countryside, because of the positioning of the proposed

dwellings and reduction in site area it is considered on balance, that the appearance of the site and the small encroachment would be acceptable.

#### 4.0 Amenity

4.1 In terms of neighbour amenity, the detailed implications would be considered at the detailed planning stage under a reserved matters application. However, it is considered due to existing/proposed boundary treatments and separation distances that the proposal would not result in overlooking, loss of light, privacy, overshadowing or a dominant form of development.

4.2 Therefore, it is considered that the proposed development would secure an acceptable standard of amenity for both existing and future residents. As such, the proposal would have regard to the Core Strategy Policy DC1, which seeks to avoid unacceptable impacts on the amenities of neighbouring residents and future occupants.

#### 5.0 Access and Highway Impact

5.1 The proposed application, which is a resubmission of 3PL/2016/1024, has reduced the number of dwellings reduced to two and the number of access points reduced to one. Although the application has been submitted as Outline, access is included for current consideration.

5.2 The site is located in a village with minimal facilities and consequently any occupants of these dwellings will be reliant on travelling by car to access services and amenities on a daily basis.

5.3 The Highways Authority are satisfied that an acceptable access can be formed onto Necton Road and do not wish to restrict the grant of permission in principle, subject to conditions attached to any permission granted regarding details of parking and turning arrangements at reserved matters stage.

5.4 Therefore as it has been demonstrate that acceptable access and visibility splays could be achieved to ensure the proposal does not impact upon highway safety, the proposal is not considered to cause sever harm to highway safety.

#### 6.0 Impact on trees

6.1 The Tree Consultant has no objection to this application subject to a tree protection plan being secured by way of a condition once layout has been determined at reserved matters stage. As noted above, it is intended to retain the exiting vegetation to the roadside with the exception of the removal of a section for one access point to serve the proposed dwellings. It is important that the majority of this boundary treatment is maintained to ensure the rural landscape and visual amenities of the area are protected. This matter will be considered in detail at reserved matters stage.

#### 7.0 Other matters

7.1 The Contaminated Land Officer recommend approval providing the development proceeds in line with the application details and subject to the imposition of a condition relating to unexpected contamination.

7.2 Environmental Health has no objections to this application based on the information provided and provided the development proceeds in line with the application details submitted.

7.3 An ecology report has been submitted in support of this application (Wild Frontier Ecology; October 2017)

which the Ecological and Biodiversity Consultant has reviewed. The ecology work identified a single pond located 190 metres east of the site. The data search indicates great crested newts are widespread locally. The pond is separated from the site by an arable field and there is no connectivity to the proposed development site. This species is also protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended). Given the separation distance, the availability of suboptimal habitat on site and between the pond and the development site it unlikely great crested newts will be present on site and therefore the risk of habitat loss, injury and mortality to great crested newts is considered low.

7.4 The current condition of the development site, as part of an arable field, is the primary reason there is low potential for great crested newt presence. It is therefore necessary the site is maintained as bare ground prior to and during construction. If weeds and scrub are allowed to grow, this would elevate the risks of the project impacting great crested newts, and mitigation measures may need to be revised and further surveys may be necessary.

7.5 The report suggests badgers could utilise the field margins of the site. No evidence of badger was found during the site visit and it was considered unlikely badgers would be found present on the site.

7.6 Although it is unlikely great crested newts or badgers are present on site. As a precaution, a pre-construction check for great crested newts, badgers and other protected species (within one day of) ground construction is necessary to confirm absence, and can be dealt with by way of a condition.

7.7 A single oak tree assessed as low potential for roosting bats is to be retained. All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended) making all species of bat European Protected Species. If this tree is to be impacted upon by the development, any works (pruning/felling/crowning) need to be carried out in accordance with the Bat Conservation Trusts Guidelines on Bats & trees; 2015.

7.8 Ecological and Biodiversity Consultant had recommended that a protective fence should be erected around the oak tree to minimise disturbance to roosting bats, along with protecting the tree itself. There is a risk of indirect disturbance to roosting bats during construction works and post development. Lighting should therefore be designed and positioned as to avoid disturbance to roosting bats and commuting/ foraging bats during construction works and post development. Any external lighting should be designed in accordance with guidance on artificial lighting and wildlife Interim Guidance: Recommendations to help minimise the impact artificial lighting (Bat Conservation Trust; 2014).

7.9 The proposed access point is through the hedgerow along Necton Road. There is a gap in this hedgerow which was formerly used for access into the arable field, however due to a lack of management this has become overgrown and the gap has closed. Hedgerows should be planted around the site to compensate for the loss of hedgerow habitat as outlined in Section 8 of the ecology report (Wild Frontier Ecology; October 2017). This vegetation clearance should be carried out outside of the bird breeding season.

7.10 As the above comments can be conditioned to ensure compliance with technical consultees, it is considered that the proposed development gives regard to policy CP10 of the Core Strategy and Development Control Policies Document (Adopted 2009) which seeks to protect and enhance biodiversity in new developments.

## 8.0 Conclusion

8.1 Each application must be assessed on its own merits, and although there is a previous refusal and dismissal at appeal, as a result of the amendments made from the previously refused application and as set out above, Officers consider that this proposal for two detached dwellings and access has addressed the previous refusal reasons.

8.2 In accordance with paragraph 14 of the NPPF, no harm has been identified which would significantly and demonstrably outweigh the benefits of the proposed scheme. The proposal is considered to have appropriate regard to the Development Plan and National Planning Policy Framework. Therefore, the grant of Outline planning permission, subject to conditions, is recommended.

**RECOMMENDATION**

**Outline Planning Permission**

**CONDITIONS**

- 3060 Standard outline landscaping condition**
- No development whatsoever shall take place until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved by the Local Planning Authority and these plans and descriptions shall provide for a landscaping and tree planting scheme, which shall take account of any existing trees or hedges on the site. The landscaping and tree planting shall be carried out in accordance with the scheme as approved during the planting season of the November/March immediately following the commencement of the development, or within such longer period as may be agreed in writing, with the Local Planning Authority, and in accordance with the Council's leaflet "Tree pack" (Landscaping advice for applicants).
- Any trees or plants which within a period of 5 (five) years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless the Local Planning Authority gives written consent to any variation.
- Reason for condition:-  
The details are not included in the current submission.
- This condition will require to be discharged**
- 3946 Contaminated Land - Unexpected 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.

**This condition will require to be discharged**

**3417**

**Mitigation of Harm to Bats**

Any external lighting should be designed in accordance with guidance on artificial lighting and wildlife Interim Guidance: Recommendations to help minimise the impact artificial lighting (Bat Conservation Trust; 2014).

Reason for condition:-

For the Conservation of Bat Populations.

**This condition will require to be discharged**

**3419**

If the oak tree located on the site, which has been assessed as having low bat roost potential, is to be impacted upon by the proposed development more than two years after the preliminary roost assessment was carried out, a repeat preliminary roost assessment is necessary and shall be conducted.

Reason for condition:-

For the Conservation of Bat Populations.

**This condition will require to be discharged**

**3419**

The development hereby granted outline permission shall be carried out in strict accordance with the mitigation, compensation and enhancement as outlined in Section 7, Section 8 and Section 9 of the ecology report submitted (Wild Frontier Ecology; October 2017).

Reason for condition:-

In order to ensure that appropriate measures are taken to protect wildlife and promote biodiversity in accordance with Policy CP10 of the Adopted Core Strategy and Development Control Policies Development Control Document 2009.

**This condition will require to be discharged**

**3003**

**Early delivery of Housing Time limit**

Application for Approval of Reserved Matters must be made not later than the expiration of TWO YEARS beginning with the date of this permission, and the development must be begun within ONE YEAR of the FINAL APPROVAL OF THE RESERVED MATTERS or, in the case of approval at different dates, the FINAL APPROVAL OF THE LAST SUCH MATTER to be approved.

Reason for condition:-

As required by section 92 of the Town & Country Planning Act 1990 and in order to ensure the early delivery of housing.

**3058**

**Standard Outline Condition**

No development whatsoever shall take place until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved by the Local Planning Authority and these plans and descriptions shall provide details of the appearance, layout, scale, access and landscaping of the development.

Reason for condition:-

The details are not included in the current submission.

**3047A**

**In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site.

**LB17**

**Non standard details condition**

Prior to the first occupation of the development hereby permitted the vehicular (and / or pedestrian / cyclists) crossing over the ditch / watercourse shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority, in consultation with the Highway Authority.

Reason: To ensure construction of a satisfactory access and in the interests of highway.

**LB17**

**Non standard details condition**

Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number 1347-O in accordance with the highway specification Dwg. No. TRAD 4 attached. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

**LB17**

**Non standard details condition**

Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

**LB17**

**Non standard details condition**

Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4. x 59 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

**3935**

**Non-standard condition**

No removal, in full or in part, of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason for condition:-

In order to ensure that appropriate measures are taken to protect wildlife and promote biodiversity in accordance with Policy CP10 of the Adopted Core Strategy and Development Control Policies Development Control Document 2009.

**3940**

**Non-standard condition**

Occasionally European protected species, such as great crested newts or bats, can be found during the course of development even when the site appears unlikely to support them or after an ecological survey has found no previous evidence of them. In the event that this occurs, it is advised that the developer stops work immediately and seeks the advice of a suitability qualified ecological consultant.

Reason for condition:-

In order to ensure that appropriate measures are taken to protect wildlife and promote biodiversity in accordance with Policy CP10 of the Adopted Core Strategy and Development Control Policies Development Control Document 2009.

**3737**

**Inf 2**

This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact 01362 656211.

If required, street furniture will need to be repositioned at the Applicants own expense. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at [highway.boundaries@norfolk.gov.uk](mailto:highway.boundaries@norfolk.gov.uk) for further details.

**AN67**

**NOTE NCC Inf 8 Flood Risk and Water Management**

Where works affect the flow of an ordinary water course then under the terms of the Flood and Water Management Act 2010; Land Drainage Act 1991; you need to contact the Flood Water Management team at [water.management@norfolk.gov.uk](mailto:water.management@norfolk.gov.uk) or Tel: 0344 800 8020.

**3923**

**Contaminated Land - Informative (Extensions)**

NOTE - Where remediation of contaminated land is required, the developer is advised to put in place measures to ensure that any future alterations/extensions to the development do not undermine completed remediation works and, if appropriate, that the future alterations/extensions include the same scheme of remediation as that included in the original development.

**2014**

**Criterion E - Planning Apps Where Approved**

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.co.uk](http://www.planningportal.co.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.