



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

MJN Associates
Grange Bungalow
Low Road
Brigham
Cockermouth
CA13 0XH
FAO: Bob Metcalfe

APPLICATION No: 4/22/2051/0F1

1. PHASED ALTERATIONS TO EXISTING 18 HOLE GOLF COURSE OVER A PERIOD OF 15 YEARS, INCLUDING ALTERATIONS TO GROUND LEVELS THROUGH IMPORTATION OF INERT MATERIAL AND SOILS, THE CREATION OF ADDITIONAL PLANTING AREAS, THE REPLACEMENT OF EXISTING PLANTING AREAS AND ALTERATIONS TO DRAINAGE; AND,
2. THE ALTERATION OF THE EXISTING SITE ACCESS AND ADJACENT LAYBY.

WHITEHAVEN GOLF CLUB, RED LONNING

Western Lakes Ltd

The above application dated 26/01/2022 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Application Form

Location Plan (Redline and Landownership) – Drawing No. WCG 1070-06-101 Rev 4

Flood Risk Assessment and Drainage Strategy – Issue 3 Ref. D1639/CJW
Preliminary Ecological Appraisal - Whitehaven Golf Course, Red Lonning, Whitehaven, Cumbria CA28 8UH – Document Ref. MJN20PEA028.001.
Whitehaven Golf Course Earthworks & Planting Methodology

Landscape and Visual Assessment For Whitehaven Golf Course,
Whitehaven, Cumbria - GLA Whitehaven Golf Course LVA
Report_FINAL_251021

Plan 1 Landscape Designations and PRoWs Plan 1 Rev 0

Plan 2 Landscape Character Plan 2 Rev 0

Plan 3 ZTV and Viewpoints Locations Plan 3 Rev 0

Viewpoint 1 Existing Photo & Proposed Wireline Figure 1 Rev 0

Viewpoint 2 Existing Photo & Proposed Wireline Figure 2 Rev 0

Viewpoint 3 Existing Photo & Proposed Wireline Figure 3 Rev 0

Viewpoint 4 Existing Photo & Proposed Wireline Figure 4 Rev 0

Viewpoint 5 Existing Photo & Proposed Wireline Figure 5 Rev 0

Viewpoint 6 Existing Photo & Proposed Wireline Figure 6 Rev 0

Viewpoint 7 Existing Photo & Proposed Wireline Figure 7 Rev 0

Viewpoint 8 Existing Photo & Proposed Wireline Figure 8 Rev 0

Viewpoint 9 Existing Photo & Proposed Wireline Figure 9 Rev 0

Viewpoint 10 Existing Photo & Proposed Wireline Figure 10 Rev 0

Viewpoint 11 Existing Photo & Proposed Wireline Figure 11 Rev 0

Viewpoint 12 Existing Photo & Proposed Wireline Figure 12 Rev 0

Viewpoint 13 Existing Photo & Proposed Wireline Figure 13 Rev 0

Viewpoint 14 Existing Photo & Proposed Wireline Figure 14 Rev 0

Viewpoint 15 Existing Photo & Proposed Wireline Figure 15 Rev 0

Existing Contour Plan – Drawing No. WGC 1070_6_331 Rev 0

Existing Planting – Drawing No. WGC 1070_6_333 Rev 0

Existing Contours & Drainage – Drawing No. WGC 1070-06_336 Rev 4

Earthworks Areas Phases 1 to 5 Only (Sheet 1 of 2) – Drawing No. WGC 1070-06_324 Rev 0

Proposed Earthworks Masterplan – Drawing No. WGC 1070_6_332 Rev 2

Earthworks Areas All Phases – Drawing No. WGC 1070-06_335 Rev 2

Earthworks Areas Phases 1 to 5 Only – Drawing No. WGC 1070-06_326 Rev 2

Earthworks Areas Phases 1 to 5 Only (Sheet 2 of 2) – Drawing No. WGC 1070-06_325 Rev 2

Existing Contour Plan (250mm) Phase 1 - Mound 1 – Drawing No. WGC 1070_6011 Rev 0

Existing Proposed Plan (250mm) Phase 1 - Mound 1 – Drawing No. WGC 1070_6012 Rev 0

Proposed Sections Sheet 1 Phase 1 - Mound 1 – Drawing No. WGC 1070_6013 Rev 0

Proposed Sections Sheet 2 Phase 1 - Mound 1 – Drawing No. WGC 1070_6014 Rev 0

Phase 1 Mound 1 - Volume & Proposed View From 17th Fairway – Drawing No. WGC 1070_6016 Rev. 0

Phase 1 Mound 1 Proposed View From 17th Green – Drawing No. WGC 1070_6017 Rev 0

Existing Contour Plan (500mm) Phase 1 - Mound 2 – Drawing No. WGC 1070_6021 Rev 0

Proposed Contour Plan (500mm) Phase 1 - Mound 2 – Drawing No. WGC 1070_6022 Rev 0

Proposed Sections Sheet 1 Phase 1 - Mound 2 – Drawing No. WGC 1070_6023 Rev 0

Proposed Sections Sheet 2 Phase 1 - Mound 2 – Drawing No. WGC 1070_6024 Rev 0

Phase 1 Mound 2 - Volume & Proposed View From 17th Tee – Drawing No. WGC 1070_6025 Rev 0

Phase 1 Mound 2 Proposed View From 17th Fairway – Drawing No. WGC 1070_6026 Rev 0

Phase 1 Mound 2 - Volume & Proposed View From 17th Green – Drawing No. WGC 1070_6027 Rev 0

Existing Contour Plan (250mm) Phase 2 - Mound 3 – Drawing No. WGC 1070_6031 Rev 0

Proposed Contour Plan (250mm) Phase 2 - Mound 3 – Drawing No. WGC 1070_6032 Rev 0

Proposed Sections Sheet 1 Phase 2 - Mound 3 – Drawing No. WGC 1070_6033 Rev 0

Proposed Sections Sheet 2 Phase 2 - Mound 3 – Drawing No. WGC 1070_6034 Rev 0

Phase 2 Mound 3 Proposed View From 1st Tee – Drawing No. WGC 1070_6035 Rev 0

Phase 2 Mound 3 Proposed View From 1st Fairway – Drawing No. WGC 1070_6036 Rev 0

Phase 2 Mound 3 Proposed View From 1st Green - Drawing No. WGC

1070_6037 Rev 0

Existing Contour Plan (250mm) Phase 3 - Mound 5- Drawing No. WGC
1070_6051 Rev 0

Proposed Contour Plan (250mm) Phase 3 - Mound 5 – Drawing No. WGC
1070_6052 Rev 0

Proposed Sections Sheet 1 Phase 3 - Mound 5 – Drawing No. WGC
1070_6053 Rev 0

Phase 3 Mound 5 - Volume & Proposed View From 3rd Tee – Drawing No.
WGC 1070_6054 Rev 0

Phase 3 Mound 5 Proposed View From 3rd Fairway – Drawing No. WGC
1070_6055 Rev 0

Phase 3 Mound 5 Proposed View From 3rd Green – Drawing No. WGC
1070_6056 Rev 0

Detailed Planting Plans Phase 3 - Mound 4 – Drawing No. WGC 1070_7041
Rev 1

Phase 3 Mound 4 Proposed View From 2nd Green – Drawing No. WGC
1070_6047 Rev 2

Phase 3 Mound 4c - Proposed View From 2nd Tee North – Drawing No. WGC
1070_6049D Rev 0

Phase 3 Mound 4 - Proposed View From 2nd Tee – Drawing No. WGC
1070_6049C Rev 1

Phase 3 Mound 4 Proposed View From 3rd Green – Drawing No. WGC
1070_6049B Rev 2

Phase 3 Mound 4 Proposed View From 3rd Tee – Drawing No. WGC
1070_6048 Rev 2

Phase 3 Mound 4 - Volume & Proposed View From 2nd Tee – Drawing No.
WGC 1070_6046 Rev 2

Existing Contour Plan (500mm) Phase 3 - Mound 4 – Drawing No. WGC
1070_6041 Rev 2

Proposed Contour Plan (500mm) Phase 3 - Mound 4 – Drawing No. WGC
1070_6042 Rev 3

Proposed Sections Sheet 2 of 2 Phase 3 - Mound 4 – Drawing No. WGC
1070_6044 Rev 1

Proposed Sections Sheet 1 Phase 3 - Mound 4 – Drawing No. WGC
1070_6043 Rev 1

Phase 3 Mound 4 Proposed View From 3rd Fairway – Drawing No. WGC
1070_6049A Rev 2

Existing Contour Plan (250mm) Phase 4 - Mound 6 – Drawing No. WGC
1070_6061 Rev 0

Proposed Contour Plan (250mm) Phase 4 - Mound 6 – Drawing No. WGC
1070_6062 Rev 0

Proposed Sections Sheet 1 Phase 4 - Mound 6 – Drawing No. WGC
1070_6063 Rev 0

Proposed Sections Sheet 2 Phase 4 - Mound 6 – Drawing No. WGC
1070_6064 Rev 0

Phase 4 Mound 6 - Volume & Proposed View From 6th Tee – Drawing No.

WGC 1070_6065 Rev 0
Phase 4 Mound 6 Proposed View From 6th Fairway – Drawing No. WGC 1070_6066 Rev 0
Existing Contour Plan (250mm) Phase 4 - Mound 7 – Drawing No. WGC 1070_6071 Rev 0
Proposed Contour Plan (250mm) Phase 4 - Mound 7 – Drawing No. WGC 1070_6072 Rev 0
Proposed Sections Sheet 1 Phase 4 - Mound 7 – Drawing No. WGC 1070_6073 Rev 0
Proposed Sections Sheet 2 Phase 4 - Mound 7 – Drawing No. WGC 1070_6074 Rev 0
Phase 4 Mound 7 - Volume & Proposed View From 6th Fairway – Drawing No. WGC 1070_6075 Rev 0
Phase 4 Mound 7 Proposed View From 6th Green – Drawing No. WGC 1070_6076 Rev 0
Existing Contour Plan (250mm) Phase 4 - Mound 8 – Drawing No. WGC 1070_6081 Rev 0
Proposed Contour Plan (250mm) Phase 4 - Mound 8 – Drawing No. WGC 1070_6082 Rev 0
Proposed Sections Sheet 1 Phase 4 - Mound 8 – Drawing No. WGC 1070_6083 Rev 0
Proposed Sections Sheet 2 Phase 4 - Mound 8 – Drawing No. WGC 1070_6084 Rev 0
Phase 4 Mound 8 Proposed View From 6th Green – Drawing No. WGC 1070_6086 Rev 0
Phase 4 Mound 8 Proposed View From Junction – Drawing No. WGC 1070_6087 Rev 0

Existing Contour Plan (250mm) Phase 5 - Mound 9 – Drawing No. WGC 1070_6091 Rev 0
Proposed Contour Plan (250mm) Phase 5 - Mound 9 – Drawing No. WGC 1070_6092 Rev 0
Proposed Sections Sheet 1 Phase 5 - Mound 9 – Drawing No. WGC 1070_6093 Rev 0
Proposed Sections Sheet 2 Phase 5 - Mound 9 – Drawing No. WGC 1070_6094 Rev 0
Phase 5 Mound 9 - Volume & Proposed View From 8th Tee – Drawing No. WGC 1070_6095 Rev 0
Phase 5 Mound 9 Proposed View From 8th Green – Drawing No. WGC 1070_6096 Rev 0

Proposed Planting Plan – Drawing No. WGC 1070_6_334 Rev 2
Typical Section: Earthworks & Planting – Drawing No. 1070-06_500 Rev 0

Detailed Planting Plans Phase 1 - Mound 1 – Drawing No. WGC 1070_7011 Rev 0
Detailed Planting Plans Phase 1 - Mound 2 – Drawing No. WGC 1070_7021 Rev 0

Detailed Planting Plans Phase 2 - Mound 3 – Drawing No. WGC 1070_7031
Rev 0
Detailed Planting Plans Phase 3 - Mound 5 – Drawing No. WGC 1070_7051
Rev 0
Detailed Planting Plans Phase 4 - Mound 6 – Drawing No. WGC 1070_7061
Rev 0
Detailed Planting Plans Phase 4 - Mound 7 – Drawing No. WGC 1070_7071
Rev 0
Detailed Planting Plans Phase 4 - Mound 8 – Drawing No. WGC 1070_7081
Rev 0
Detailed Planting Plans Phase 5 - Mound 9 – Drawing No. WGC 1070_7091
Rev 0

Whitehaven Golf Course - Planting Schedules 27.10.21 - Planting Element:
Hedgerow Mix 2 - Internal Native Hedge
Whitehaven Golf Course - Planting Schedules 27.10.21 - Planting Element:
Woodland Mix 2 - Understorey Planting
Whitehaven Golf Course - Planting Schedules 22.11.2022 - Planting Element:
Hedgerow Mix 1 - Main Entrance
Whitehaven Golf Course - Planting Schedules 22.11.2022 - Planting Element:
Shrub Mix 1 (High)
Whitehaven Golf Course - Planting Schedules 22.11.2022 - Planting Element:
Shrub Mix 2 (Low)
Whitehaven Golf Course - Planting Schedules 22.11.2022 - Woodland Mix 1

Proposed Strategic Drainage Plan – All Phases (1 to 16) – Drawing No. WGC
1070-06_337 Rev 9
Additional Land Drain Adj Moresby Park Road – Drawing No D1639 SK01
Rev A

Option 2 - Two-way Layby General Arrangement Drawing Rev. 2

Reason

For the avoidance of doubt and in the interests of proper planning.

Pre-Commencement Planning Conditions

3. Prior to the commencement of development, including any works of demolition, site clearance or excavation, a detailed scheme for the protection from damage of United Utilities water mains that are laid within the site boundary shall be submitted to and approved in writing by the local planning authority.

The scheme shall include:

- (i) A survey that identifies the exact location of all water mains in the red line boundary;
- (ii) The potential impacts on the water mains from construction activities (including the construction compound);
- (iii) The impacts post completion of the development on the infrastructure that crosses the site;
- (iv) Identification of mitigation measures, including a timetable for implementation, to protect and prevent any damage to the infrastructure both during construction and post completion of the development; and
- (v) A pre-construction condition survey of water main infrastructure within the site boundary.

The duly approved scheme of mitigation measures shall be implemented in full prior to and throughout the construction period, with approved post-completion measures retained thereafter for the lifetime of the development.

Reason

In the interest of public health and to ensure protection of public water supply in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

4. No development shall commence until detailed specifications of the access, carriageways and footways have been submitted to and approved in writing by the local planning authority.

The access, carriageways and footways shall be designed, constructed, drained and lit to a standard suitable for adoption and shall be in accordance with the standards laid down in the Cumbria Development Design Guide or any superseding document.

Any works so approved shall be constructed before the development is complete.

Reason

To ensure a minimum standard of construction in the interests of highway and pedestrian safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Arboriculture

5. Prior to the commencement of each phase of development a full Arboricultural Impact Assessment (AIA) prepared in accordance with the recommendations

of BS 5837:2012 shall be submitted to and approved in writing by the local planning authority unless an AIA has previously been submitted to and approved in writing by the local planning authority for the whole site.

The AIA shall consider the exact relationship between the development and any existing trees on and adjacent to the Application Site and include a detailed tree protection plan/scheme.

The development shall be implemented in accordance with the approved details.

Reason

To safeguard the health and safety of trees during building operations and the visual amenities of the area in accordance with the provisions of Policy ENV3, Policy ENV5 and Policy DM26 of the Copeland Local Plan 2013-2028.

Biodiversity Net Gain

6. Prior to the commencement of each phase of development a Biodiversity Net Gain Strategy (BNGS) and a Project Implementation Plan (PIP) shall be submitted to and approved in writing by the local planning authority unless a BNGS and a PIP has previously been submitted to and approved in writing by the local planning authority for the whole site.

The BNGS shall detail proposals to redress loss of biodiversity and the mitigation strategy proposed shall include all on and off-site habitats required to deliver a net gain. The BNGS shall use the Biodiversity Metric 3.0 Calculation Tool unless an amended statutory Biodiversity Metric Calculator associated with the Environment Act 2021 becomes mandatory.

The PIP shall detail the delivery of ecological BNG mitigation and compensation, in accordance with the approved BNG strategy. The PIP shall include timescales for implementation, and an ongoing management and maintenance plan.

The BNGS and PIP shall be implemented, managed and maintained in accordance with the approved details.

Reason

To ensure delivery of the required biodiversity net gain in accordance with the provisions of Policy N3PU of the emerging Copeland Local Plan 2017-2038.

Construction Management

7. Prior to the commencement of each phase of development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority unless a CEMP has previously been submitted to and approved in writing by the local planning authority for the whole site.

The CEMP shall include:

- details of the means of access and parking for construction traffic and vehicles
- procedures for the loading and unloading of plant and materials
- details of the areas to be used in the storage of plant and materials used in the development
- details of measures to control dust, emissions, sediments and pollutants arising from the development, specifically including measures to prevent the discharge of such materials to existing watercourses
- details of measures to control noise and vibration impacts
- a scheme for recycling/disposing of waste resulting from construction works.

The approved CEMP shall be adhered to throughout the construction period.

Reason

To protect neighbour amenity and to protect the environment from pollution in accordance with Policy ST1 of the Copeland Local Plan.

8. Prior to the commencement of each phase of development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the local planning authority unless a CTMP has previously been submitted to and approved in writing by the local planning authority for the whole site.

The CTMP shall include details of:

- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- details of proposed crossings of the highway verge;
- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;

- the management of junctions to and crossings of the public highway and other public rights of way/footway; and,
- details of any proposed temporary access points (vehicular / pedestrian).

Reason:

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Other Planning Conditions

Ecology

9. The development shall not proceed except in accordance with the mitigation strategy described in Preliminary Ecological Appraisal - Whitehaven Golf Course, Red Lonning, Whitehaven, Cumbria CA28 8UH – Document Ref. MJN20PEA028.001.

Reason

For the avoidance of doubt and to prevent harm to protected species in accordance with the provisions of Policy ENV3 and Policy DM25 of the Copeland Local Plan 2013-2028.

Unexpected Contamination

10. If during development, contamination not previously identified is found to be present at the site then no further development on that phase (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted to and obtained written approval from the Local Planning Authority for a remediation strategy for that phase detailing how this unsuspected contamination shall be dealt with. The remediation strategy approved shall be implemented as approved.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Hours of Construction

11. No construction work associated with the development hereby approved shall be carried out outside of the hours of 07:30 to 18.00 Monday to Friday and 08.00 to 13.00 hours on Saturday and at no time on Sunday or Bank Holidays.

Reason

In the interests of neighbouring residential amenity in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Highways

12. There shall be no vehicular access to or egress from the site other than via the approved access(s).

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

13. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of road safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

14. Once the new access hereby approved has been constructed and brought into use, the existing access to the highway shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with the details which have been submitted to and approved by the local planning authority.

Reason

In the interests of road safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Landscaping

15. All hard and soft landscape works hereby approved are to be carried out in accordance with the approved details in the first planting season following completion of the phase of the development to which the planting relates.

Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

Informative Notes

Coal Mining Risk

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings

and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Public Right of Way

Section 130(1) of the Highways Act 1980 places a statutory duty on Cumberland Council as the Highway Authority to:

- Assert and protect the rights of the public to the use and enjoyment of any highway for which they are the Highway Authority; and
- Prevent as far as possible the stopping up or obstruction of those highways.

The granting of planning permission does not give the applicant the right to block or obstruct rights of way.

The rights of way as shown on the definitive map and statement must be kept open and unaltered for public use, unless or until an order is made to divert, stop up or to temporarily close them has been confirmed.

The applicant should contact Cumberland Council's Countryside Access Team to discuss any application for an order to temporarily close a right of way shown on the definitive map and statement for the duration of any works which would directly affect the public use of the right of way.

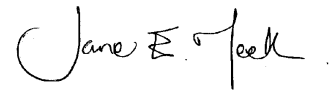
Highways Permitting

Any works within or near the Highway must be authorised by Cumbria County Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit (I.E Section 184 Agreement) allowing such works.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A handwritten signature in black ink, appearing to read "Jane E. Meek". The signature is fluid and cursive, with a large initial "J" and a distinct "E" and "M".

Jane Meek
Assistant Director
Thriving Place and Investment

13th November 2023

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.