



Cumberland Council  
Cumbria House  
107-117 Botchergate  
Carlisle  
Cumbria CA1 1RD  
Telephone 0300 373 3730  
[cumberland.gov.uk](http://cumberland.gov.uk)

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

ArkleBoyce  
Studio 1, The Ironworks  
Water Lane  
Leeds  
LS11 5FA  
FAO: Mr Tom Harden

**APPLICATION No: 4/26/2044/0F1**

**REFURBISHMENT AND EXTENSION OF EXISTING TWO STOREY BUILDING FOR COMMUNITY USE; CREATION OF NEW PUBLIC REALM; CONSTRUCTION OF TWO NEW SINGLE STOREY BUILDINGS FOR COMMERCIAL AND COMMUNITY USES; AND FORMALISATION OF ADDITIONAL PARKING SPACES TO SERVE THE PROPOSED COMMUNITY BUILDING**

**RED LION HOTEL, 2 MARKET PLACE, EGREMONT**

**Cumberland Council**

The above application dated 06/02/2026 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:

Defining The Permission

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

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

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

- Application Form, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Site Location Plan, Scale 1:1250, Drawing No: AP-001, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Existing Site Plan, Scale :1:500, Drawing No: AP-002, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Proposed Site Plan, Scale :1:500, Drawing No: AP-050, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Illustrative Masterplan, Scale :1:200, Drawing No: 1265-RFM-XX-00-DR-L-0001, Revision: P01, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Planting Strategy, Scale :1:200, Drawing No: 1265-RFM-XX-00-DR-L-0003, Revision: P01, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Existing Building Ground Floor Plan, Scale 1:100, Drawing No: AP-003, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Existing Building First Floor Plan, Scale 1:100, Drawing No: AP-004, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Existing Roof Plan, Scale 1:100, Drawing No: AP-005, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Existing Building Elevations – Sheet 1 of 3, Scale 1:100, Drawing No: AP-006, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Existing Building Elevations – Sheet 2 of 3, Scale 1:100, Drawing No: AP-007, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Existing Building Elevations – Sheet 3 of 3, Scale 1:100, Drawing No: AP-008, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Existing Frontage Elevations – Sheet 1 of 3, Scale 1:100, Drawing No: AP-009, Revision: \*, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.

- Existing Frontage Elevations – Sheet 1 of 3, Scale 1:100, Drawing No: AP-009, Revision: \*, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Existing Frontage Elevations – Sheet 2 of 3, Scale 1:100, Drawing No: AP-010, Revision: \*, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Existing Frontage Elevations – Sheet 3 of 3 (Amended), Scale 1:100, Drawing No: AP-011, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> May 2026.
- Proposed Community Building Ground Floor Plan (Amended), Scale 1:100, Drawing No: AP-100, Revision: B, received by the Local Planning Authority on the 17<sup>th</sup> March 2026.
- Proposed Community Building First Floor Plan, Scale 1:100, Drawing No: AP-101, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Proposed Community Building Roof Plan, Scale 1:100, Drawing No: AP-102, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Proposed Building Elevations – Sheet 1 of 3, Scale 1:100, Drawing No: AP-200, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Proposed Building Elevations – Sheet 2 of 3, Scale 1:100, Drawing No: AP-201, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Proposed Building Elevations – Sheet 3 of 3, Scale 1:100, Drawing No: AP-202, Revision: A, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Proposed Frontage Building Elevations – Sheet 1 of 4, Scale 1:100, Drawing No: AP-210, Revision: \*, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Proposed Frontage Building Elevations – Sheet 2 of 4, Scale 1:100, Drawing No: AP-211, Revision: \*, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Proposed Frontage Building Elevations – Sheet 3 of 4, Scale 1:100, Drawing No: AP-212, Revision: \*, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Proposed Frontage Building Elevations – Sheet 4 of 4, Scale 1:100, Drawing No: AP-213, Revision: \*, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Factual Ground Investigation Report, Prepared by Tetra Tech May 2025, Revision 2, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Preliminary Roost Assessment, Prepared by Natural Ecology August 2025, Reference: J117, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.

- Biodiversity Net Gain Assessment, Prepared by Natural Ecology December 2025, Reference: J117, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- The Statutory Metric, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.
- Design, Access and Heritage Statement (Amended), Prepared by ArkleBoyce, Revision: A, received by the Local Planning Authority on the 17<sup>th</sup> March 2026.
- Agent Response to Designing Out Crime Officer, received by the Local Planning Authority on the 22<sup>nd</sup> April 2026.

#### Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

#### Pre Commencement Conditions:

3. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
  - i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
  - ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
  - iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
  - iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
  - v) Foul and surface water shall drain on separate systems.

The approved schemes must also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

## Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies DS6 and DS7 of the Copeland Local Plan.

4. Development must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP must include details of:
  - 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;
  - Details of any proposed temporary access points (vehicular / pedestrian)
  - Surface water management proposals during the construction phase
  - Specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety.

The development must be carried out in accordance with the approved Construction Traffic Management Plan at all times thereafter.

## 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 Policies CO4, CO5 and CO7 of the Copeland Local Plan.

5. No development must commence until a detailed scheme for secure, covered and accessible cycle parking has been submitted to and approved in writing by the Local Planning Authority. The scheme must:

- Demonstrate full compliance with Local Transport Note 1/20 (Cycle Infrastructure Design) or any subsequent national standard in force at the time of submission.
- Specify the number, type and layout of cycle parking spaces, including: long stay spaces for guests and staff short stay visitor spaces, and facilities for nonstandard cycles (cargo cycles, adapted cycles, e bikes).
- Include design details, including stand type (Sheffield-type or equivalent), spacing, enclosure, lighting, weather protection, signing and surveillance/security measures.

The approved cycle parking must be fully installed and made available for use prior to first occupation of any part of the development, and must thereafter be retained in accordance with the approved details.

#### Reason

To ensure the development delivers high quality and attractive cycle parking in accordance with LTN 1/20, to promote sustainable travel and to comply with the Policies CO4, CO5 and CO7 of the Copeland Local Plan and the requirements of the National Planning Policy Framework.

6. Prior to commencement of development, a detailed landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme must include:
  - a) An outline specification for ground preparation for landscaped areas;
  - b) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
  - c) Any proposed boundary treatments;
  - d) All proposed hard landscaping elements and paving;
  - e) The proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme must be implemented in its agreed form prior to the end of the first planting season following substantial completion of the development.

Any trees or plants that die, are removed, or become seriously damaged or diseased, within a period of 5 years from the completion of the development, must be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

#### Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to incorporate measures to design out crime in accordance with DS4 of the Copeland Local Plan.

7. Prior to the commencement of development, a written scheme of investigation for archaeological monitoring and recording (a watching brief) must be submitted by the applicant and approved by the Local Planning Authority. Once approved, the scheme must be implemented in full with archaeological monitoring and recording (a watching brief) being undertaken by a qualified archaeologist. Within two months of the completion of the development, a digital copy of the archaeological report must be furnished to the Local Planning Authority.

#### Reason

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the investigation and recording of such remains in accordance with Policies BE1 and BE2 of the Copeland Local Plan.

8. Prior to the commencement of development a Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Local Planning Authority. The CEMP must detail the procedures for protecting the environment during construction to address the following points (but not limited to):
  - Pollution prevention control;
  - Dust mitigation;
  - Impaction of habitats;
  - Species protection during construction including breeding birds and small mammals;
  - A sensitive lighting scheme for bats and other wildlife.

The development must be carried out in accordance with the approved CEMP at all times thereafter.

#### Reason

To protect the ecological interests evident on the site in accordance with Policy N1PU and N3PU of the Copeland Local Plan 2021 – 2039.

BNG Conditions:

9. The development hereby approved must not commence until a Habitat Management and Monitoring Plan has been submitted to and approved in writing by the Local Planning Authority.

The Habitat Management and Monitoring Plan must include the following:

- i. A detailed scheme of habitat creation and habitat enhancement works that demonstrate the delivery of a minimum 10% net gain in biodiversity value post development over a minimum period of 30 years.
- ii. Planned management activities including details of site-wide aims and objectives.
- iii. Details of the persons and organisation(s) responsible for delivery of the habitat creation and habitat enhancement works.
- iv. The habitat condition targets that form the basis of what the Habitat Management and Monitoring Plan is setting out to achieve.
- v. Details of monitoring methods and a monitoring reporting schedule.
- vi. Details of adaptive management approaches.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

10. The development hereby approved must not be occupied until the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 9 have been completed in accordance with the approved details.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

11. Within 3 months of the completion of the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by planning condition 9, a completion report, evidencing the completed habitat creation and habitat enhancements must be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

12. The habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 9 must be managed and maintained in accordance with the provisions of approved Habitat Management and Monitoring Plan secured by planning condition 9 for a minimum period of 30 years post completion of the habitat creation and habitat enhancement works.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

13. Monitoring reports demonstrating how the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by planning condition 9 is delivering on its site-wide aims and objectives and habitat condition targets must be submitted to the Council during years 2, 5, 7, 10, 20 and 25 posts completion of the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 9 unless otherwise stated in the Habitat Management and Monitoring Plan secured by planning condition 9.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

Prior to First Use/Occupation Conditions:

14. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development must be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
  - i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

- ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development must subsequently be completed, maintained and managed in accordance with the approved plan at all times thereafter.

#### Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Policies DS6 and DS7 of the Copeland Local Plan.

- 15. Prior to their first use within the development, full details of the materials to be used in the construction of the external surfaces of the development hereby approved must be submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

#### Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to incorporate measures to design out crime in accordance with DS4 of the Copeland Local Plan.

- 16. Prior to the first installation at the site, full details of the proposed solar panels must be submitted to and approved in writing by the Local Planning Authority. The solar panels must be installed in accordance with the approved details and retained as such for the lifetime of the development.

#### Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan.

- 17. Prior to the first installation at the site, an external lighting scheme for the development must be submitted to and approved in writing by the Local Planning Authority. The external lighting must be installed prior to the first use of the site in accordance with the approved details and retained as such for the lifetime of the development.

#### Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to incorporate measures to design out crime in accordance with DS4 of the Copeland Local Plan.

18. Prior to the first installation at the site, an external CCTV scheme for the development must be submitted to and approved in writing by the Local Planning Authority. The CCTV must be installed prior to the first use of the site in accordance with the approved details and retained as such for the lifetime of the development.

#### Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to incorporate measures to design out crime in accordance with DS4 of the Copeland Local Plan.

#### Other Conditions:

19. The development must be carried out in accordance with and implement all of the mitigation, enhancement and compensation measures set out in the approved document:

- Preliminary Roost Assessment, Prepared by Natural Ecology August 2025, Reference: J117, received by the Local Planning Authority on the 6<sup>th</sup> February 2026.

The development must be carried out in accordance with the approved document at all times thereafter.

#### Reason

To protect the ecological interests evident on the site in accordance with Policy N1 and N3 of the Copeland Local Plan 2021 – 2039.

20. The use of the café and small business unit hereby approved must only be permitted to the public/customers between:

- 08:00 - 18:00 - Monday to Saturdays; and
- 09:00 – 16:00 – Sundays and Bank Holidays

#### Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan 2021 – 2039.

21. The use of the community building hereby approved must only be permitted to the public/customers between:

- 08:00 - 21:00 - Monday to Sundays (including Bank Holidays)

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan 2021 – 2039.

22. The proposed paving space to the north and east of the proposed entrance for the Community Building must not at any time be used for spill out activities associated with the Community Building in accordance with the approved plan 'Proposed Community Building Ground Floor Plan (Amended), Scale 1:100, Drawing No: AP-100, Revision: B, received by the Local Planning Authority on the 17<sup>th</sup> March 2026'.

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan 2021 – 2039.

23. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours:

- Monday to Friday 08:00 – 18:00;
- Saturday 08:00 – 13:00

There shall be no construction activated at any time on Sundays or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of the amenities of neighbouring occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

24. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for environmental zone E3 contained within The Institute of Light Engineers Guidance Note GN01/21 (dated 2021) for The Reduction of Obtrusive Light.

#### Reason

In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

#### Informative Notes:

1. The development may require a Premises Licence under the Licensing Act 2003. Further information can be sought from the Licensing team at Cumberland Council.
2. The premises will need to register as a food business operator. This can be done from the following link - <https://register.food.gov.uk/new>
3. Advice on food hygiene and kitchen design can be sought from the Environmental Health team at Cumberland Council.

#### 4. Breeding Birds:

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. It should be noted that some bird species nest all year round. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

#### 5. Small Mammals:

All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

- All work must take place during daylight hours.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open

overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.

#### 6. Biodiversity Net Gain:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the local planning authority, and

(b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

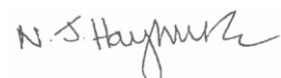
Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the local planning authority.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

#### **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



Nick Hayhurst  
Head of Planning and Place  
Thriving Places

08th May 2026

**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](mailto: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.