

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Form 4
Ref. S/0001/07/F

CAMBRIDGESHIRE

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ms Marcia Whitehead,
Bidwells Property Consultants
Trumpington RoadCambridge
CB22 9LD

The Council hereby grants permission for Formation of Vehicular, Pedestrian and Cycleway Access Road from Histon Road to serve the Urban Extension of the City between Huntingdon Road and Histon Road, Cambridge, together with Drainage and Landscaping Works.

At: HISTON ROAD, Impington, Cambridgeshire

For: Barratt Strategic and the Consortium of

In accordance with your application dated 03 January 2007 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. The development hereby permitted shall be begun before the expiration of 8 years from the date of this permission.
Reason: To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Figure 3.1 Land Use Rev I, Figure 3.3 Landscape Rev G, Figure 3.4 Access Rev H, Figure 3.6 Urban Design Framework Rev 5, 93/0S/049/1 and 9368/OS/2.
(Reason - To facilitate any future application to the Local Planning Authority under Section

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73 of the Town and Country Planning Act 1990.)

3. Prior to the commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details sought as part of the Design Code for the adjacent NIAB site reference C/07/0003/OUT and compliance with the final approved drainage strategy required by condition no. 5. The landscaping specifications shall include the following:-
 - Soft Landscaping
 - a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
 - b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
 - c) The landscape treatment of the roads through the development.
 - d) A specification for the establishment of trees and tree pit details.
 - e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
 - f) Full details of any proposed alterations to existing watercourses/drainage channels.
 - g) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882:2007, haul road, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.
 - Hard Landscaping
 - h) Full details of all proposed methods of boundary treatment including details of all gates, fences, walls and other means of enclosure both within and around the edge of the site.
 - i) Full details, including cross sections, of all bridges and culverts.
 - j) Utility routes, type and specification.
 - k) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
 - l) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
 - m) Details of all hard surfacing materials (size, type and colour)

The landscaping within the application site areas shall be implemented in accordance with the approved plans for implementation and replacement of landscaping, unless otherwise

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agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of residents and to ensure that a detailed approach to the development of the built-up area is agreed, in order to safeguard the setting and special character of Cambridge, and to ensure a suitable relationship and integration of the built development with its surroundings in accordance with Policy DP/2 of the adopted Local Development Framework 2007.

4. All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as the originally planted shall be planted at the same place, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.

5. Prior to commencement of development a landscape maintenance and management plan, including long term design objectives, management responsibilities and management and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The maintenance and management plan shall include:
 - a) Details relating to the proposed open space including SUDS and surface water drainage network (as identified on the landscape parameter plan drawing 2197/LP_3.3, shall include a management plan which details long-term design objectives, management responsibilities, management and maintenance schedules/specifications and monitoring processes for all landscape areas, including hard and soft elements, for a minimum period of 25 years.
 - b) All landscape management and maintenance plans shall include where applicable, but not be limited to, the following details: an explanation of planting design objectives; planting, grass cutting, weeding and pruning schedules; management details relating to SUDS features; inspection, repair and maintenance details relating to hard landscaping (including tracks, paths, boundary treatment, play equipment, street furniture, litter picking etc); a programme of management activities and monitoring and operational restrictions; a maintenance programme for the establishment period of the planting (1-10 years). The landscape management plan shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas and in accordance with Policy DP/4 of the adopted Local Development Framework 2007.

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6. Prior to the commencement of any development a detailed Surface Water Drainage Strategy based on that within the FRA and Drainage Strategy dated December 2008 and comments within the Environment Agency letter dated 24th February 2009, including a scheme for the provision, implementation and maintenance of surface water drainage shall be designed and shall be submitted and agreed in writing with the Local Planning Authority. The strategy shall include details of ownership, long-term adoption, management and maintenance schemes and monitoring arrangement/responsibilities including detailed calculations to demonstrate the capacity of the receiving on-site strategic water retention feature without the risk of flooding to land or buildings. The works/scheme shall be constructed and completed in accordance with the plans/specification and such time(s) as may be specified in the approved scheme.
Reason: To ensure a satisfactory method of surface water drainage and in accordance with Policies NE/9 and NE/11 of the adopted Local Development Framework 2007.
7. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment shall be submitted and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
Reason: To prevent the increased risk of pollution to the water environment and in accordance with Policy NE/10 of the adopted Local Development Framework 2007.
8. Prior to the commencement of development a Ecological Management Plan (EMP) shall be submitted to and approved in writing by the Local Planning Authority. The EMP shall include the following:
 - a) Full details of appropriate habitat and species surveys and reviews where necessary to identify areas of importance to biodiversity.
 - b) An appropriate scale plan showing areas of importance for biodiversity and the extent of the area covered by the EMP.
 - c) Full details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development.
 - d) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in Cambridgeshire Biodiversity Action Plan (2000) and UK Biodiversity Action Plans (updated 2007).
 - e) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken within.
 - f) A ten year strategy for monitoring the effective implementation of the EMP and the means

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for a periodic review of the objectives and prescriptions.

g) Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EMP commitments, such as an Ecological Clerk of Works (including an outline of the role)

h) All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved EMP, unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect, restore and enhance habitats and species of biodiversity importance and to conserve and enhance biodiversity with adequate mitigation and compensation and in accordance with Policy NE/6 of the adopted Local Development Framework 2007.

9. Prior to the commencement of development a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The Construction Management Plan shall include:
- a) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures.
 - b) Details of haul routes within the site.
 - c) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the site and siting of the contractors compound during the construction period to be agreed on phase basis.
 - d) Delivery time for construction purposes
 - e) Dust management and wheel washing measures
 - f) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
 - g) Concrete crusher if required or alternative procedure.
 - h) Details of odour control systems including maintenance and manufacture specifications along with
 - i) Maximum noise mitigation levels for construction equipment, plant and vehicles.
 - j) Site lighting.
 - k) Screening and hoarding details.
 - l) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
 - m) Procedures for interference with public highways.
 - n) External safety and information on signing notices.
 - o) Liaison, consultation and publicity arrangements, including dedicated points of contact.
 - p) Complaints procedures, including complaints response procedures.
 - q) Membership of the considerate contractors scheme.

All development shall take place in accordance with the approved Construction Management

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Plan unless formally agreed in writing with the Local Planning Authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers, to prevent construction traffic entering the site during peak hours to avoid exacerbating the existing congestion on Histon Road and in accordance with Policies DP/4, DP/6 of the adopted Local Development Framework 2007.

10. Except with the prior written agreement of the Local Planning Authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 08:00 hours to 18:00 hours Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: To protect the amenity of the adjoining properties and in accordance with Policy DP/3 or the Local Development Framework 2007.

11. There should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 10:00 hours and 14:00 hours on Monday to Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays, unless otherwise agreed in writing by the Local Planning Authority pursuant to criteria D of the Construction Environmental Management Plan within condition No. 8.

Reason: To protect the amenity of the adjoining properties and to ensure that the surrounding transport network is capable of accommodating the construction traffic. The A14 Trunk Road is unfit to accept the additional traffic that the works would generate until the proposed A14 improvement works have been satisfactorily completed and in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.

12. No development shall take place until full details of the proposed levels of the road and any associated structures compared to existing levels of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved development shall be constructed in accordance with the approved level details unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the character and appearance of the area and in accordance with Policy DP/3 of the adopted Local Development Framework 2007.

13. Notwithstanding the submitted contamination report as part of the Environment Statement, prior to the commencement of the development, a contaminated land assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points:

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses

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including any use of radioactive materials and propose a site investigation strategy based on the relevant information discovered by the desk study. No investigations shall occur on site prior to approval of the investigations strategy by the Local Planning Authority.

b) The site investigations, including relevant soil, soil gas, radioactivity, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority for approval. The approval of the Local Planning Authority to such remedial works as are required shall be obtained prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with proposed methodology and best practice guidance.

e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

f) Upon completion of the works, a closure report shall be submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety and in accordance with Policy NE/13 of the adopted Local Development Framework 2007.

14. No development shall take place until the applicant, their agent, or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Development within areas identified for archaeological investigation in the approved written scheme shall not commence until the archaeological fieldwork in those areas has been completed and the Local Planning Authority has confirmed in writing that the archaeological fieldwork has been completed satisfactorily. The archive report and publication shall be submitted to the Local Planning Authority within 6 months

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following completion of the archaeological investigations.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented and recorded and in accordance with Policy CH/2 of the adopted Local Development Framework 2007.

15. The junction to access the development from Histon Road hereby approved shall be developed in accordance with approved drawing (93681/OS/049/2 Rev K) and associated landscaping details approved by condition No.2 unless otherwise agreed in writing first by the Local Planning Authority.

Reason: In the interests of Highway Safety, and in accordance with Policy TR/1 of the adopted Local Development Framework 2007.

16. The junction detail shall include the shielding of streetlights, and traffic signal heads to reduce any light spillage onto adjacent properties unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of residential amenity and in accordance with Policy DP/3 of the adopted Local Development Framework 2007.

17. Prior to the commencement of development of any reserved matters approval, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the Local Planning Authority. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the detail of the principles of the Outline Waste Management Plan. The DWMP shall include details of:

- a) The anticipated nature and volumes of waste.
- b) Measures to ensure the maximisation of the reuse of waste.
- c) Measures to ensure that effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) Any other steps to ensure the minimisation of waste during construction.
- e) The location and timing of provision of facilities pursuant to criteria b/c/d.
- f) Proposed monitoring and timing of submission of monitoring reports.
- g) The proposed monitoring and timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Unless otherwise agreed in writing, thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste and in accordance with Policies CS28 and CS29 of the Cambridge and Peterborough Minerals Plan 2011 and

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the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Plan SPD 2012.

Informatives

1. This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act (as amended).
2. Environment Agency
The applicants' attention is drawn to the consultation response received from the Environment Agency on 24 February 2009, which sets out a number of proposed conditions and informatives. The informatives relate to matters concerning culverts, soakaways and drainage, piling and dewatering. For further information refer to the consultation response.
3. Environment Assessment
This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation because subject to those requirements, and in accordance with the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 (SI1999/293) as amended and Environmental Impact Assessment submitted with the application, it is considered to generally conform to the Development Plan.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - DP/1 - Sustainable Development
 - DP/7 - Development Frameworks
 - DP/6 - Construction Methods
 - DP/5 - Cumulative Development
 - DP/4 - Infrastructure and New Developments
 - DP/3 - Development Criteria
 - DP/2 - Design of New Development
 - SF/7 - Underground Pipes, Wires, Fibres and Cables
 - GB/3 - Mitigating the Impact of Development Adjoining the Green Belt

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- GB/2 - Mitigating the Impact of Development in the Green Belt
 - GB/1 - Development in the Green Belt
 - NE/6 - Biodiversity
 - NE/4 - Landscape Character Areas
 - TR/4 - Non-Motorised Modes
 - TR/1 - Planning for More Sustainable Travel
 - CH/2 - Archaeological Sites
 - NE/17 - Protecting High Quality Agricultural Land
 - NE/16 - Emissions
 - NE/15 - Noise Pollution
 - NE/14 - Lighting Proposals
 - NE/12 - Water Conservation
 - NE/11 - Flood Risk
 - NE/10 - Foul Drainage - Alternative Drainage Systems
 - NE/9 - Water and Drainage Infrastructure
 - SP/2 - North West Cambridge Huntingdon Road to Histon Road
 - South Cambridgeshire District Design Guide 2010
 - Cambridgeshire Biodiversity Action Plan (2000)
 - Cambridge and Peterborough Minerals and Waste Plan 2011
 - CS28 – Waste Minimisation, Re-use and Resource Recovery
 - CS29 – The Need for Waste Management and the Movement of Waste
 - RECAP Waste Management Design Guide 2012
 - UK Biodiversity Action Plans (updated 2007).
 - National Planning Policy Framework 2012
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise: Landscaping, trees, access, transport, waste management, noise, ecology and amenity.
 3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application

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General

1. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).
2. The fee is £85 per request or £25 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scambs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)
3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.
4. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
5. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
6. The approved plans for this application are as originally submitted unless otherwise specified in this Decision Notice. The development should be completed strictly in accordance with

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these plans. Any amendment to these approved plans must be first agreed in writing by the Local Planning Authority.

7. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.

Dated:

Head of New Communities - Planning and New Communities

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

SEE NOTES OVERLEAF

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NOTES

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 for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

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If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable 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 District Council 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 VI of the Town and Country Planning Act 1990.