

Mr Simon Chaffe
Matthews And Son Llp
91 Gower Street
London
WC1E 6AB

Application Ref:
45408/APP/2014/1678

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Application to vary condition 2 of planning permission reference 45408/APP/2009/340 dated 21 May 2009 in order to extend the deadline for completion of permitted operations from 20 May 2014 to 5 August 2017.

Location of development: Land At Sipson Farm Sipson Road Sipson

Date of application: 15 May 2014

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-



Head of Planning & Enforcement

Date: 31 July 2014

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

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SCHEDULE OF CONDITIONS

- 1 · All operations hereby authorised by this consent (excluding the 5 year statutory aftercare requirements) shall be completed by 5 August 2017. The site preparation, working and restoration of the site shall be carried out only in accordance with the details set out in the submitted application form, supporting planning statement, mitigation strategies as contained in the Environmental Statement dated January 2009, drawing numbered 1107/10B, 1107/11C, 1107/12E and 1107/13D. No part of the operations specified therein shall be amended or omitted prior written approval from the Minerals Planning Authority.

REASON

To enable the Minerals Planning Authority to control the development and to minimise its impacts on the amenities of the local areas and to ensure the site is restored within the time scale envisaged in the application, in accordance with policy MIN4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 2 · The construction of the site drainage system and surface water management system shall be carried out in accordance with the details contained in Section 6 and Appendix 6 of the Environmental Statement, dated September 2007 and drawing numbered 1107/12E, 1107/13D and 1107/11C.

REASON

To prevent pollution of the water environment in accordance with MIN21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 3 · i) Except with the prior written agreement of the Minerals Planning Authority, no operations authorised or required by this permission shall be carried out, and plant shall not be operated, other than during the following hours:-
0700 to 1800 hours on Mondays to Fridays and 0700 to 1300 hours on Saturdays.

ii) The formation and subsequent removal of material from any screen banks and soil/overburden storage areas shall not be carried out except between the following times:-

0800 to 1800 hours on Mondays to Fridays and 0800 to 1300 hours on Saturdays and no such operations shall take place on Sundays or Bank or Public Holidays. This condition shall not, however, operate so as to prevent carrying out, outside these working hours, of essential maintenance to the plant and machinery used on the site.

REASON

For the reasonable protection of residential amenity in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 4 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbered
Site Context Plan 1107_11C
Method of Working Plan 1107_12E
Final Restoration Plan 1107_13D

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

- 5 · Unless otherwise agreed in writing by the Minerals Planning Authority, no operation hereby permitted by this consent shall commence until the land is fenced in accordance with the approved plans. The fencing shall be maintained in a secure condition throughout the duration of the permitted operations.

REASON

To deter trespass, especially by children or by persons fly tipping, in the interest of public safety and amenity, in accordance with BE18 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 6 · The development hereby permitted shall not be commenced until the following has been completed in accordance with the specified supporting plans and/or documents:
Flood Risk Assessment and Surface Water Management Scheme
Archaeological Evaluation Report Reference 60960 dated January 2006
Arboricultural Impact Appraisal and Method Statement reference 8048-AIA-AS dated 7 March 2008
Environmental Statement Non Technical Summary dated February 2009
Environmental Statement Volume 1 dated January 2009
Environmental Statement Volume 2 dated January 2009
Transport Statement
FRA_SWM April 2009 Update
FRA_SWM April 2009 Update Dwg

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in operation.

REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan, London Plan and NPPF.

SCHEDULE OF CONDITIONS

- 7 · Noise levels resultant from the development except the stripping and transportation of soils and construction and removal of screen bunds hereby permitted, shall not exceed 70dB during construction and removal of the bunds and 55dB during the extraction of minerals, as measured at the boundary of the following noise sensitive sites as identified in the Figure 1 of the Noise report dated January 2007:
1. Footpath at Field Close
 2. Parking area Raywood Close
 3. Parking area to south
 4. Corner of Chestnut Close
 5. Rear of Kenwood Close
 6. End of Vincent Drive
 7. Additional - the above shall also apply to Sipson House, Sipson Road (dependant upon use of Sipson House at the time of nearest operations)

REASON

For the protection of residential amenity in accordance with OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 8 · Before the development commences a noise monitoring scheme shall be agreed with the Minerals Planning Authority which specifies the provisions to be made for the monitoring of noise levels in accordance with condition 06 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the timescale and frequency of noise monitoring to be undertaken.

REASON

For protection of residential amenity, in accordance with OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 9 · Notwithstanding the provision of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no buildings, structures, fixed or mobile machinery other than that approved by this consent, shall be erected or placed or installed on the site without the prior written approval of the Minerals Planning Authority.

REASON

For the protection of residential amenity, in accordance with Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 10 · a) Unless otherwise agreed in writing by the Minerals Planning Authority, following the replacement of subsoil and topsoil as required by Condition 10 above, the site shall be subject to 5 year of controlled aftercare in accordance with an initial aftercare strategy previously approved in writing by the Minerals Planning Authority. Such an aftercare strategy shall be submitted within twelve months of the date of this permission an shall make provision for planting, seeding, (control of weeds) cultivating, fertilising, watering, drainage, failure of planting or seeding and settlement.
- b) Agreement of an initial aftercare scheme shall not preclude its subsequent modification or replacement in the light of subsequent annual assessments showing this to be necessary within the 5 year period.
- c) In the event of remedial restoration works becoming necessary and negating aftercare already carried out, then a new aftercare scheme shall be carried out on the part of the site for a 5 year period commencing with the date of completion of the remedial work and replacement of restoration soils in accordance with details agreed in writing by the Minerals Planning Authority.
- d) Notwithstanding the submitted aftercare strategy the applicant shall undertake checks for landfill gas which should be submitted to the Minerals Planning Authority for approval before the aftercare work commences. If landfill gas is found to be a hazard then the applicant shall install remediation measures to prevent landfill gas releases.

REASON

To provide the best prospect of the land being reasonably fit for agriculture use within the statutory aftercare period after stable restoration has been achieved, in accordance with policy MIN6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 11 · Site operations shall at all times be conducted so as to minimise dust generation, including the use of water sprinklers or other means. Regard shall be paid to the strength and direction of winds; especially during formation and removal of screen banks. In the event of it not being possible to conduct operations without significant spreading of dust beyond the site boundaries, operations on that part of the site shall cease promptly.

REASON

The Minerals Planning Authority consider that careful site management should contain any problems but that it is essential to safeguard the amenities of residents, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 12 · There shall be no long term stockpiling of materials, and any materials shall not be stored in stockpiles exceeding 3 metres in height.

REASON

To minimise the visual impact of operations, in accordance with Policy OL2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

SCHEDULE OF CONDITIONS

- 13 · No excavation shall take place within 5m of public sewer and watercourses.

REASON

So as not to affect the public drainage system, in accordance with Policy MIN21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 14 · No excavation shall take place within 6 metres of the public highway.

REASON

To ensure that the proposed works do not affect the stability of the public highway in accordance with Policy MIN3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 15 · No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Minerals Planning Authority.

REASON

The site is within an area of archaeological importance where ground works may result in the destruction of archaeological remains, in accordance with policy MIN14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 16 · Existing ponds, lakes and bodies of standing water shall be safeguarded during mineral extraction, along with any natural buffer habitat, and integrated into the final restoration/landscaping of the area. Planting adjacent to, or as of a buffer strip to, a water body/feature shall be locally native species of UK generic stock, as far as possible.

REASON

To protect, restore or replace the natural features of importance within or adjoining the watercourse, in accordance with Policy MIN4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

SCHEDULE OF CONDITIONS

- 17 · No development shall take place until a detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Minerals Planning Authority. Such a scheme shall include details of;
- a) The positions of all existing trees and shrubs and hedgerows to be retained, and the proposal for their protection throughout the operations.
 - b) The positions, species and density and initial sizes of all new trees and shrubs.
 - c) Any hard landscaping proposed.
 - d) The programme and implementation of the scheme.
 - e) The arrangement for subsequent maintenance.

The scheme as approved shall be carried out in full.

REASON

The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interest of visual amenity, in accordance with policy OL2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to avoid endangering the safe movement of aircraft and operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

- 18 · The operator shall notify the Minerals Planning Authority in writing within one month of the dates of commencement/completion of the following:
- a) implementing this planning permission;
 - b) soil stripping;
 - c) entering each phase of mineral extraction;
 - d) completion of each tipping phase;
 - e) completion of restoration of each phase;
 - f) completion of the landscaping/planting scheme;
 - g) completion of final restoration under his planning permission;
 - h) estimated date for completion of aftercare.

REASON

To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission, in accordance with Policies MIN4, MIN5 and MIN6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 19 · Best practicable means shall be taken at all times to ensure that all vehicles leaving the site are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. In particular, without prejudice to foregoing, efficient means shall be installed, maintained and employed the cleaning of wheels of all vehicles prior to leaving the site.

REASON

In the interest of highway safety and to prevent mud and dust getting on the highway in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

SCHEDULE OF CONDITIONS

- 20 · No clearing of vegetation or building demolition shall be permitted to take place during the bird nesting season (15th March - 31st August inclusive).

REASON

To minimise disturbance to breeding birds in the interest of nature conservation and in accordance with Policies EC2, EC3 and EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 21 · No later than six months from the cessation of all tipping or within such further period as the Minerals Planning Authority may agree in writing, all plants, machinery, access roads, buildings, foundations, hard standings and any other site facilities no longer required in connection with the workings/landfill operations, restoration or approved afteruse shall be removed from the site.

REASON

In the interest of the amenities of the area and to ensure that proper restoration of the site, in accordance with Policies MIN4, MIN5 and MIN6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 22 · Nothing other than clean, dry, non-putrescible waste material (comprising topsoil, subsoil, brickwork, concrete, stone, clay, plaster, sand and silica) shall be deposited on site.

REASON

To prevent water pollution, in accordance with Policy MIN21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 23 · No works of demolition or development to take place until a Habitat Management Plan has been submitted to the Minerals Planning Authority for approval in writing. This is to include details of the species to be planted/sown and how the site will be managed for the benefit of appropriate London Biodiversity Action Plan habitats and species. The approved scheme shall be implemented in its entirety in compliance with timeframes specified.

REASON

To protect any existing habitats within the site in accordance with the Policies EC1 and EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

SCHEDULE OF CONDITIONS

- 24 · Before the development hereby permitted commences a scheme of measures to prevent disturbance to wildlife from the erection of bunds, mineral extraction and aftercare operations shall be submitted to and agreed in writing by the Minerals Planning Authority. In particular the scheme should address impacts on nesting birds between 1st March to 31st August inclusive and on badgers that might enter the site (precautions should be taken with regard to the prevention of damage to badgers by falling into open holes/trenches at night, or by machinery and excavations damaging newly built setts, such as manual exclusion fencing around workings). The agreed scheme should be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

REASON

To protect wildlife and their habitats in accordance with Policies EC2, EC3 and EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 25 · The excavation shall not exceed the limits shown on plan 1107/12E and shall not exceed 6.3m below ground level near the M4 spur.

REASON

To maintain highway safety and integrity of the M4 in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 26 · The use of RB38 machinery shall not occur any where less than 100m from the eastern and southern boundary and shall not be used any where less than 50m from the western site edge.

REASON

To protect residential amenity, in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 27 · Notwithstanding hereby submitted, further details on the predicted NO₂ levels at all receptors with and without the development for the proposed year of operation and any mitigation measures to deal with the impact on the NO₂ levels in the area shall be submitted to and approved in writing by the Minerals Planning Authority.

REASON

To protect residential amenity and in accordance with Policy 7.14 of London Plan (2011) and Hillingdon's Air Quality Supplementary Planning Guidance.

SCHEDULE OF CONDITIONS

- 28 · Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Minerals Authority. The submitted plan shall include details of:
- the control of Canada geese within the application boundary

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force in perpetuity. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Minerals Planning Authority.

REASON

It is necessary to manage the Canada geese on this site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport in accordance with Policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 29 · The existing haul road and access route as shown on plan 1107/12E shall be maintained throughout the operation hereby approved, and no routing arrangement changes shall be made without the prior written approval by the Mineral Planning Authority.

REASON

To protect the amenity of the local residents, in accordance with Policy MIN2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

- 30 · Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme should include:

- a system of swales to provide attenuation on site up to the 1 in 100 year climate change critical storm event, to be disposed of via infiltration.

REASON

To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, in accordance with Policies OE7, OE8 and OE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the NPPF.

SCHEDULE OF CONDITIONS

- 31 · The extraction of minerals from the application site hereby permitted shall not be undertaken except as an extension to the site at Wall Garden Farm and all material extracted in accordance with this permission shall be taken via conveyor underneath Sipson Lane to the existing washing plant at Wall Garden Farm for processing as set out in the submitted plans and documents.

REASON

To ensure that existing facilities are maintained and utilised for the protection of residential amenity in accordance with Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 32 · Prior to development commencing, the applicant shall submit a construction management plan to the Minerals Planning Authority for its written approval. The plan shall details;
- i) Traffic management and access arrangement which includes details of vehicles accessing trunk roads and motorways and measures in which the vehicles avoid local roads and peak hours.

REASON

To protect the amenity of the local residents, in accordance with Policy MIN2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES:

- 1 · The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 · The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

Part 1 Policies:

- PT1.EM10 (2012) Mineral Extraction
PT1.EM9 (2012) Safeguarding Mineral Resources

Part 2 Policies

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7 Consideration of traffic generated by proposed developments.
BE18 Design considerations - pedestrian security and safety
BE19 New development must improve or complement the character of the area.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

SCHEDULE OF CONDITIONS

EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
MIN14	Proposals for mineral extraction in locations of archaeological importance
MIN21	Impact of development proposals involving landfilling on the local hydrogeological regime - requirement for monitoring and mitigation measures
MIN3	Restriction on area of land south of the M4 motorway subject to planning consent for sand and gravel extraction and/or waste disposal
MIN4	Restriction on the release of good agricultural land for mineral working and requirement for restoration
MIN5	Phased release of agricultural land for mineral extraction/disposal of waste where requirements of policy MIN4 have been met
MIN6	Consideration of impact on farming of proposals for mineral extraction/disposal of waste
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE9	Limitation of development in areas with a potential for sewerage flooding
OL2	Green Belt -landscaping improvements
LPP 5.20	(2011) Aggregates
LPP 7.14	(2011) Improving air quality
NPP13	

- 3 . The applicant is advised that Condition 5 is not intended to affect your general responsibilities under the Mines and Quarries legislation or other legislation, which may necessitate additional action on your part.
- 4 . You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be implemented precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 5 . The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice

SCHEDULE OF CONDITIONS

contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

- 6 . The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com .

- 7 . Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.
- 8 . The applicant is advised that the details of Condition 17 should be in accordance with the appropriate English Heritage guidelines.
- 9 . The applicant is advised that the pollution control and prevention measures are the responsibility of the Environment Agency and will be addressed through the PPC license process.
- 10 . The applicant is advised that the development of this site is likely to impact on archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage Guidelines.
- 11 . The applicant is advised that the location of the site falls within both the indicative map published by Department for Transport in the White Paper and falls within the interim land boundary for the third runway development that BAA Heathrow has published its draft Interim Masterplan. Therefore the owner of the site should be aware of the potential implications for the development should a third runway proposal proceed.
- 12 . The applicant is advised to consult with Heathrow Express and obtain any consent as required or necessary, prior to any works commencing on site.
- 13 . The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission where those details would remain the same.

END OF SCHEDULE

SCHEDULE OF CONDITIONS

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 45408/APP/2014/1678

SCHEDULE OF PLANS

Site Location Plan 1107/10B - received 14 May 2014

Flood Risk Assessment and Surface Water Management Scheme dated April - received 14 May 2014

Archaeological Evaluation Report Reference 60960 dated January 2006 - received 14 May 2014

Arboricultural Impact Appraisal and Method Statement with reference 8048-AIA-AS dated 7 March 2008 - received 14 May 2014

Statement in supporting of planning application dated February 2009 - received 14 May 2014

Environmental Statement Non Technical Summary dated February 2009 - received 14 May 2014

Environmental Statement Volume 1 dated January 2009 - received 14 May 2014

Environmental Statement Volume 2 dated January 2009 - received 14 May 2014

Plan 04 Final Restoration Plan 1107_13D - received 14 May 2014

01 PA Letter_Statement 15 May 2014 - received 14 May 2014

Appx 02 Consent - received 14 May 2014

Appx 04 Transport Statement - received 14 May 2014

Plan 03 Method of Working Plan 1107_12E - received 14 May 2014

Appx 05 E-mail Exchange with EA_LBH - received 14 May 2014

Appx 06 02 FRA_SWM April 2009 Update - received 14 May 2014

Appx 06 03 FRA_SWM April 2009 Update Dwg - received 14 May 2014

Appx 07 01 Proposed Layout - received 14 May 2014

Appx 07 02 Ditch Detail - received 14 May 2014

Appx 03 Pre-App Advice - received 14 May 2014

Appx 07 03 Drainage Stats - received 14 May 2014

Appx 07 04 Officer Report - received 14 May 2014

Appx 07 05 Decision Notice - received 14 May 2014

Plan 02 Site Context Plan 1107_11C - received 14 May 2014

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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 office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate's website at <http://.Planning-inspectorate.gov.uk>

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 notice of an 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 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 their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First 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 by 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 VI of the Town and Country Planning Act 1990.