



TENDRING DISTRICT COUNCIL

Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

AGENT: Mr S Brown - Woolf Bond
 Planning
 The Mitfords
 Basingstoke Road
 Three Mile Cross
 Reading
 RG7 1AT

APPLICANT: Taylor Wimpey UK Ltd
 C/O Agent

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 18/00367/FUL **DATE REGISTERED:** 27th March 2018

Proposed Development and Location of the Land:

**Erection of 84 dwellings, including the provision of affordable homes together with means of access, parking, garaging, associated landscaping and public open space provision
 Land North of Cockaynes Lane Alresford Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted, subject to the following conditions;

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved Drawing Nos:
 - TW013-PL-01 Rev. A Location Plan
 - TW013-PL-02 Rev. L - Development Layout Option 3
 - TW013-PL-03 Rev. F - Garden Areas and Back to Back Dims Layout
 - TW013-PL-04 Rev. G - Parking Layout
 - TW013-PL-06 Rev. E - Refuse Strategy Layout
 - TW013-PL-08 Rev. E - Storey Heights Layout
 - TW013-PL-09 Rev. E - Highways Layout
 - TW013-PL-11 Rev. C - Affordable Housing
 - CSA/3498/103 Hard Landscape Proposals Sheet 1 of 3
 - CSA/3498/104 Hard Landscape Proposals Sheet 2 of 3
 - CSA/3498/105 Hard Landscape Proposals Sheet 3 of 3
 - CSA/3498/106 Soft Landscape Proposals Sheet 1 of 3
 - CSA/3498/107 Soft Landscape Proposals Sheet 2 of 3
 - CSA/3498/108 Soft Landscape Proposals Sheet 3 of 3
 - CSA/3498/109 Landscape Masterplan
 - TW013-CIV-1299-1 Vehicle Tracking Refuse
 - TW013-CIV-1299-2 Vehicle Tracking Pantechnicon

TW013-CIV-1399-4 Rev. P1 Drainage Strategy Layout
 TW013-PA25-01 Rev. A - House Type 'PA25A' Floor Plans and Elevations
 TW013-PA25-02 Rev. A - House Type 'PA25B' Floor Plans and Elevations
 TW013-PA25-03 Rev. A - House Type 'PA25C' Floor Plans and Elevations
 TW013-PA25-04 Rev. A - House Type 'PA25D' Floor Plans and Elevations
 TW013-PA34-01 Rev. A - House Type 'PA34A' Floor Plans and Elevations
 TW013-PA34-02 Rev. C - House Type 'PA34B' Floor Plans and Elevations
 TW013-PA34-03 Rev. A - House Type 'PA34C' Floor Plans and Elevations
 TW013-PA34-04 Rev. A - House Type 'PA34D' Floor Plans and Elevations
 TW013-PA34-05 Rev. A - House Type 'PA34E' Floor Plans and Elevations
 TW013-PA34-06 Rev. B - House Type 'PA34F' Floor Plans and Elevations
 TW013-PA43-01 Rev. A - House Type 'PA43A' Floor Plans and Elevations
 TW013-PA43-02 Rev. A - House Type 'PA43B' Floor Plans and Elevations
 TW013-PA48-01 Rev. A - House Type 'PA48A' Floor Plans and Elevations
 TW013-PA48-02 Rev. A - House Type 'PA48B' Floor Plans and Elevations
 TW013-PA49-01 Rev. A - House Type 'PA49A' Floor Plans and Elevations
 TW013-PA49-02 Rev. A - House Type 'PA49B' Floor Plans and Elevations
 TW013-PT36-01 Rev. A - House Type 'PT36A' Floor Plans and Elevations
 TW013-PT36-02 Rev. A - House Type 'PT36B' Floor Plans and Elevations
 TW013-PT36-03 Rev. B - House Type 'PT36C' Floor Plans and Elevations
 TW013-PT36-04 Rev. A - House Type 'PT36D' Floor Plans and Elevations
 TW013-PT37-01 Rev. A - House Type 'PT37' Floor Plans and Elevations
 TW013-PT41-01 Rev. A - House Type 'PT41' Floor Plans and Elevations
 TW014-PT42-01 Rev. A - House Type 'PT42' Floor Plans and Elevations
 TW013-PT43-01 Rev. A - House Type 'PT43' Floor Plans
 TW013-PT43-02 Rev. A - House Type 'PT43A' Elevations
 TW013-PT43-03 Rev. A - House Type 'PT43B' Elevations
 TW013-PT43-04 Rev. A - House Type 'PT43C' Elevations
 TW013-PT43-05 Rev. A - House Type 'PT43D' Elevations
 TW013-PT45-01 Rev. A - House Type 'PT45A' Floor Plans and Elevations
 TW013-PT45-02 Rev. A - House Type 'PT45B' Floor Plans and Elevations
 TW013-PT45-03 Rev. A - House Type 'PT45C' Floor Plans and Elevations
 TW013-WM-01 Rev. A - House Type 'Woodman' Floor Plans and Elevations
 TW013-AA31-01 Rev. B - House Type 'AA31' Floor Plans and Elevations
 TW013-AA24-01 Rev. B - House Type 'AA24' Floor Plans and Elevations
 TW013-CP-01 Rev. B - CP4 Carport Floor Plans and Elevations
 TW013-GR-01 Rev. B - SG1 Garages Floor Plans and Elevations
 TW013-GR-02 Rev. A - SG3 & SG4 Garages Floor Plans and Elevations
 TW013-GR-03 Rev. A - SG5 Garages Floor Plans and Elevations
 TW013-GR-04 Rev. A - SG6 Garages Floor Plan and Elevations
 TW013-GR-05 Rev. A - DG1 Garages Floor Plan and Elevations
 TW013-ST-01 Rev. C - Street Scenes A and B Sheet 1 of 2
 TW013-ST-02 Rev. 00 Street Scenes C, D and E Sheet 2 of 2

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

- 3 The external finishing materials of the dwellings hereby permitted shall be in accordance with Drawing No. TW013-PL-07 Rev. E (Colour of Materials Layout Plan) unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that materials of an acceptable quality appropriate to the area are used.

- 4 The hard surfaces hereby permitted shall be finished in accordance with Drawing No. TW013-PL-10 Rev. F (Surface Materials Layout Plan) unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that materials of an acceptable quality appropriate to the area are used.

- 5 The proposed boundary treatments shall be installed in accordance with Drawing No. TW013-PL-05 Rev. E (Boundary Treatment Layout Plan) unless otherwise agreed in writing by the Local Planning Authority.

Reason - To protect the amenities and privacy of occupiers of the adjoining property and in the interests of visual amenity.

- 6 The vehicular accesses shall be constructed in accordance with Drawing No. TW013-PL-09 Rev E unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

- 7 Prior to occupation of the development, the road junction at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the junction is first used by vehicular traffic and retained free of any obstruction at all times.

Reason - To provide adequate inter-visibility between vehicles using the road junction and those in the existing public highway in the interest of highway safety.

- 8 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.

- 9 There shall be no discharge of surface water onto the Highway.

Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

- 10 Prior to occupation of the development, vehicular parking and turning facilities in accordance with current policy standards shall be provided for all dwellings, unless otherwise agreed in writing by the Local Planning Authority. They shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose. Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

Reason - To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety and to ensure adequate space for parking off the highway is provided in the interest of highway safety.

- 11 Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

Reason - In the interests of reducing the need to travel by car and promoting sustainable development and transport.

- 12 No development shall take place before an Environmental Construction Management Plan for the construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel cleaning facilities during the excavation, site preparation and construction stages of the development. The method statement shall also include details of the loading and unloading of plant and materials, hours of construction, dust suppression strategy, routing of delivery vehicles, measures to control noise and lighting, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and means of safeguarding the public right of way during construction.

Reason - To ensure that development is carried out in a controlled manner in the interests of highway safety, while minimising impacts on the surrounding residential properties and the natural environment.

- 13 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented as approved.

Reason - To ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

- 14 No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
- Limiting discharge rates to 1 in 1 year greenfield rate for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change and allowance for urban creep.
 - Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event with suitable allowance for urban creep. This should include a suitable half drain time.
 - Provide sufficient inlet capacity to the drainage system to collect all storm events up to and including the 1 in 100 year plus 40% climate change event will suitable allowance for urban creep, to allow conveyance of flows to the proposed attenuation basin.
 - Provide detailed levels to demonstrate exceedance flows will route across the site as detailed in drainage strategy [Document reference - Summary Report in Support of New Planning Application (Foul & Surface Water Drainage & SuDS) Prepared by Infrastructure Design Ltd February 2018 Issue 1].
 - Final modelling and calculations for all areas of the drainage system.
 - Demonstration of appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
 - A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to ensure the effective operation of SuDS features over the lifetime of

the development and to provide mitigation of any environmental harm which may be caused to the local water environment.

- 15 No works shall take place until a final Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

- 16 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason - To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- 17 No works shall take place until agreement to discharge to Anglian Water storm sewer is formalised.

Reason - To ensure that the development does not increase flood risk elsewhere.

- 18 No works shall take place until it has been demonstrated to the Local Planning Authority through provisioning of clause in property deeds that there will be an undertaking by property owners that there will be no adjustment of ground levels that would affect route of exceedance flow path (as presented on Drawing Reference TW013-CIV-1399-3) and that all fence lines indicated as being affected by exceedance flow will be of non-solid structure allowing for future un-restricted flow through the fence line at ground surface level.

Reason - To ensure that the development does not increase flood risk elsewhere.

- 19 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason - To prevent environmental and amenity problems arising from flooding.

- 20 A. No development or preliminary ground-works can commence until a programme of archaeological trial trenching for that phase has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the Local Planning Authority. Following the completion of this initial phase of archaeological work, a summary report will be prepared and a mitigation strategy detailing the approach to further archaeological excavation and/or preservation in situ through re-design of the development, shall be submitted to the Local Planning Authority.

B. No development or preliminary groundwork can commence on those areas of the development site containing archaeological deposits, until the satisfactory completion of

archaeological fieldwork, as detailed in the mitigation strategy, which has been signed off by the Local Planning Authority.

C. Following completion of the archaeological fieldwork, the applicant will submit to the Local Planning Authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the Local Planning Authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason - The proposed development is located within an area with potential for below ground archaeological deposits. The development would result in harm to non-designated heritage assets with archaeological interest.

- 21 Prior to the commencement of any work a full method statement in respect of piling works shall be submitted to and approved in writing by the Local Planning Authority, this will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.

Reason - In the interests of residential amenity.

- 22 Other than for lighting within the public highways, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting strategy shall consider how the use of such lighting will avoid, or minimise, harm caused by light pollution and the development shall be carried out in accordance with the approved scheme.

Reason - To ensure that new external lighting of the development is not harmful to biodiversity or local amenity.

- 23 All trees and hedges to be retained as shown on Drawing Nos. CSA/3498/106, CSA/3498/107 and CSA/3498/108 shall be protected in accordance with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority, following the death of, or severe damage to the trees.

Reason - In the interests of visual amenity and the character of the area.

- 24 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - In the interests of visual amenity and the character of the area.

- 25 The development hereby permitted shall be carried out in accordance with the mitigation measures set out in the Ecological Impact Assessment, unless otherwise agreed in

writing by the Local Planning Authority.

Reason - To ensure the proposal does not adversely affect any protected species and to enhance the biodiversity of the site.

- 26 Prior to the commencement of any above ground works a Landscape and Ecology Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall specify how areas of green space are to be managed, including measures to create new habitats as well as general biodiversity enhancements and safeguarding of protected species, it shall also include ecological enhancement measures as set out in para. 5.36 of the Ecological Impact Assessment.

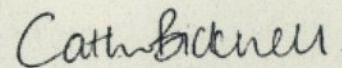
Reason -To ensure the areas of green space are appropriately managed and to encourage biodiversity on the site.

- 27 Vegetation clearance shall take place outside of the bird nesting period (i.e. outside of March to August inclusive) unless the Local Planning Authority has received and confirmed in writing, confirmation by a suitably qualified ecologist that nesting birds are absent from the habitats to be cleared.

Reason - To ensure the development does not harm nesting birds.

DATED: 16th September 2019

SIGNED:



Catherine Bicknell
Head of Planning

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

COM21	Light Pollution
COM22	Noise Pollution
COM23	General Pollution
COM24	Health Care Provision
COM26	Contributions to Education Provision
COM29	Utilities
COM31A	Sewerage and Sewage Disposal

- EN1 Landscape Character
- EN4 Protection of the Best and Most Versatile Agricultural Land
- EN6 Biodiversity
 - EN6A Protected Species
 - EN29 Archaeology
 - EN6B Habitat Creation
- EN12 Design and Access Statements
- EN13 Sustainable Drainage Systems
- TR1A Development Affecting Highways
 - TR1 Transport Assessment
- QL1 Spatial Strategy
 - QL2 Promoting Transport Choice
 - QL3 Minimising and Managing Flood Risk
 - QL9 Design of New Development
 - QL10 Designing New Development to Meet Functional Needs
 - QL11 Environmental Impacts and Compatibility of Uses
 - QL12 Planning Obligations
- ER3 Protection of Employment Land
- HG1 Housing Provision
 - HG3 Residential Development Within Defined Settlements
 - HG3A Mixed Communities
 - HG4 Affordable Housing in New Developments
 - HG6 Dwelling Size and Type
 - HG7 Residential Densities
 - HG9 Private Amenity Space
- COM1 Access for All
- COM2 Community Safety
- COM4 New Community Facilities (Including Built Sports and Recreation Facilities)

COM6 Provision of Recreational Open Space for New Residential Development

TR5 Provision for Cycling

TR2 Travel Plans

TR3A Provision for Walking

TR4 Safeguarding and Improving Public Rights of Way

TR6 Provision for Public Transport Use

TR7 Vehicle Parking at New Development

TR8 Public Car Parking

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SP3 Meeting Housing Needs

SP1 Presumption in Favour of Sustainable Development

SP2 Spatial Strategy for North Essex

SP5 Infrastructure & Connectivity

SP6 Place Shaping Principles

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

HP1 Improving Health and Wellbeing

HP2 Community Facilities

HP3 Green Infrastructure

HP5 Open Space, Sports & Recreation Facilities

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

LP5 Affordable and Council Housing

PP12 Improving Education and Skills

PPL1 Development and Flood Risk

- PPL3 The Rural Landscape
- PPL4 Biodiversity and Geodiversity
- PPL5 Water Conservation, Drainage and Sewerage
- PPL7 Archaeology
- CP1 Sustainable Transport and Accessibility
- CP2 Improving the Transport Network
- CP3 Improving the Telecommunications Network

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

S106 Informative

The applicant is reminded that this permission is linked to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Highway Informatives

All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:
Essex Highways, Colchester Highways Depot, 653 The Crescent, Colchester, CO4 9YQ.

The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning

permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

The attached notes explain the rights of appeal.

NOTES FOR GUIDANCE

WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

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, then you must do so within the set time frame as outlined below:
 - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- 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 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.