



Mr Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

Telephone (01483) 755855
Facsimile (01483) 768746
DX 2931 WOKING
Email wokbc@woking.gov.uk
Website www.woking.gov.uk

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

DECISION NOTICE: REFUSAL OF PLANNING PERMISSION

Woking Borough Council, in pursuance of their powers under the above mentioned Act and Order **REFUSED** full planning permission for the following development for the reason(s) set out in the Schedule below:-

SCHEDULE

- Reference:** PLAN/2019/1176 **Application Type:** Full Planning Application
- Proposal:** Redevelopment of site following demolition of all existing buildings and structures to provide replacement stadium with ancillary facilities including flexible retail, hospitality and community spaces, independent retail floorspace (Classes A1/A2/A3) and medical centre (Class D1) and vehicle parking plus residential accommodation comprising of 1,048 dwellings (Class C3) within 5 buildings of varying heights of between 3 and 11 storeys (plus lower ground floor and partial basement levels) on the south and west sides of the site together with hard and soft landscaping, highway works, vehicle parking, bin storage, cycle storage, plant and other ancillary works including ancillary structures and fencing/gates and provision of detached residential concierge building (Environmental Statement submitted).
- Location:** Land South Of Kingfield Road And East Of Westfield Avenue, Westfield Avenue, Westfield, Woking, Surrey, GU22 9PF

Reason(s) for Refusal (see next page)





Reason(s) for Refusal

01. By cumulative reason of its excessive height, bulk, mass, housing density and design the proposed development would fail to respect and make a positive contribution to the street scenes and character of the area in which it would be situated. The proposed development is therefore contrary to Policies CS10, CS21 and CS24 of the Woking Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2016), SPD Design (2015) and Section 12 of the National Planning Policy Framework (NPPF).
02. The proposed development would fail to provide an appropriate mix of dwelling types and sizes to address the nature of local needs as evidenced in the latest Strategic Housing Market Assessment, and to reflect the established character and density of the neighbourhood, and therefore would fail to create a sustainable and balanced community. The proposed development is therefore contrary to Policy CS11 of the Woking Core Strategy (2012).
03. The proposed development would result in significantly harmful impacts by reason of overbearing effect and loss of privacy to No.2 Westfield Grove and Penlan (Kingfield Green), significantly harmful impacts by reason of loss of privacy to The Cedars (Kingfield Green) and Nut Cottage (Kingfield Green), significantly harmful impacts by reason of loss of daylight to Beech House (Sycamore Avenue), Hazel House (Sycamore Avenue) and Elm View (Kingfield Road), together with loss of daylight to other residential properties, the effects of which would not be outweighed by other considerations. The proposed development is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2008) and Section 12 of the National Planning Policy Framework (NPPF).
04. The proposed development would provide insufficient on-site car parking to serve the stadium and medical centre uses and has failed to demonstrate that the level of on-site parking proposed for these uses would not result in the displacement of vehicle parking onto nearby streets, thereby exacerbating existing pressure for on-street car parking, particularly during match days. The proposed development is therefore contrary to Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and Section 9 of the National Planning Policy Framework (NPPF).
05. In the absence of an Executive Undertaking no mechanism exists to secure the requirements set out in the Planning Committee report. The proposed development is therefore contrary to Policies CS8, CS12, CS17, CS18 and CS19 of the Woking Core Strategy (2012), SPDs Parking Standards (2018), Affordable Housing Delivery (2014) and Climate Change (2013), Saved Policy NRM6 of the South East Plan 2009, the Thames Basin Heaths Special Protection Area Avoidance Strategy, the Conservation of Habitats and Species Regulations 2017 and the National Planning Policy Framework (NPPF).

Informatives

01. The plans and particulars relating to the application hereby refused are as follows:

7884 L(00) 01 F (Existing Site Plan), dated 26.11.19
7884 L(00) 333 -- (Location Plan), dated 16.10.19
7884 L(00) 221 A (Site Edged Red Plan), dated 22.10.19
7884 L(00) 334 -- (Demolition Plan), dated 22.10.19
7884 L(00) 457 -- (Existing Building Survey Elevations), dated 28.11.19

7884 L(00) 282 F (Masterplan Basement Floor Plan), dated 22.10.19
7884 L(00) 66 R (Masterplan Lower Ground Floor Plan), dated 05.11.19
7884 L(00) 67 AA (Masterplan Ground Floor Plan), dated 22.10.19
7884 L(00) 68 S (Masterplan First Floor Plan), dated 22.10.19



7884 L(00) 69 U (Masterplan Second Floor Plan), dated 22.10.19
7884 L(00) 70 T (Masterplan Third Floor Plan), dated 22.10.19
7884 L(00) 71 S (Masterplan Fourth Floor Plan), dated 22.10.19
7884 L(00) 72 U (Masterplan Fifth Floor Plan), dated 22.10.19
7884 L(00) 73 V (Masterplan Sixth Floor Plan), dated 14.10.19
7884 L(00) 74 W (Masterplan Seventh Floor Plan), dated 22.10.19
7884 L(00) 75 W (Masterplan Eighth Floor Plan), dated 22.10.19
7884 L(00) 76 W (Masterplan Ninth Floor Plan), dated 22.10.19
7884 L(00) 77 V (Masterplan Tenth Floor Plan), dated 22.10.19
7884 L(00) 251 M (Masterplan Roof Plan), dated 22.10.19

7884 L(00) 283 D (Proposed Basement Level (Colour)), dated 06.11.19
7884 L(00) 78 L (Proposed Lower Ground Floor (Colour)), dated 06.11.19
7884 L(00) 79 P (Proposed Ground Floor (Colour)), dated 28.10.19
7884 L(00) 80 J (Proposed First Floor (Colour)), dated 04.11.19
7884 L(00) 81 J (Proposed Second Floor (Colour)), dated 28.10.19
7884 L(00) 82 K (Proposed Third Floor (Colour)), dated 28.10.19
7884 L(00) 83 J (Proposed Fourth Floor (Colour)), dated 28.10.19
7884 L(00) 84 K (Proposed Fifth Floor (Colour)), dated 28.10.19
7884 L(00) 85 J (Proposed Sixth Floor (Colour)), dated 23.10.19
7884 L(00) 86 K (Proposed Seventh Floor (Colour)), dated 23.10.19
7884 L(00) 87 L (Proposed Eighth Floor (Colour)), dated 28.10.19
7884 L(00) 88 J (Proposed Ninth Floor (Colour)), dated 23.10.19
7884 L(00) 332 C (Proposed Tenth Floor (Colour)), dated 23.10.19
7884 L(00) 89 K (Proposed Roof Floor (Colour)), dated 23.10.19
7884 L(00) 335 B (Roof Plan Identifying Heights (Colour)), dated 04.11.19
7884 L(00) 436 (Boundary Treatment Plan), dated 24.10.19

4279-AL-001 B (Ground Floor Plan), dated 15.10.19
4279-AL-002 B (First Floor Plan), dated 15.10.19
4279-AL-003 B (Second Floor Plan), dated 15.10.19
4279-AL-004 A (Roof Plan), dated 02.10.19
4279-AL-005 A (Stadium Cross Sections), dated 02.10.19
4279-AL(0) 006 A (Stadium West Stand Sections), dated 02.10.19
4279-AL-010 B (Stadium Elevations 1 of 2), dated 09.12.19
4279-AL-011 B (Stadium Elevations 2 of 2), dated 09.12.19
4279-AL-012 B (Elevations In Context 1 of 2), dated 09.12.19
4279-AL-013 B (Elevations In Context 2 of 2), dated 09.12.19

7884 L(00) 111 G (Block 1 Lower Ground Floor Plan), dated 22.10.19
7884 L(00) 112 F (Block 1 Ground Floor Plan), dated 22.10.19
7884 L(00) 113 F (Block 1 First Floor Plan), dated 22.10.19
7884 L(00) 114 F (Block 1 Second Floor Plan), dated 22.10.19
7884 L(00) 115 F (Block 1 Third Floor Plan), dated 22.10.19
7884 L(00) 116 F (Block 1 Fourth Floor Plan), dated 22.10.19
7884 L(00) 117 G (Block 1 Fifth Floor Plan), dated 22.10.19
7884 L(00) 118 G (Block 1 Sixth Floor Plan), dated 22.10.19
7884 L(00) 119 G (Block 1 Seventh Floor Plan), dated 22.10.19
7884 L(00) 120 G (Block 1 Eighth Floor Plan), dated 22.10.19
7884 L(00) 121 G (Block 1 Ninth Floor Plan), dated 22.10.19
7884 L(00) 122 G (Block 1 Roof Plan), dated 22.10.19



7884 L(00) 123 F (Block 2 Lower Ground Floor Plan), dated 22.10.19
7884 L(00) 124 G (Block 2 Ground Floor Plan), dated 22.10.19
7884 L(00) 125 G (Block 2 First Floor Plan), dated 22.10.19
7884 L(00) 126 G (Block 2 Second Floor Plan), dated 22.10.19
7884 L(00) 127 G (Block 2 Third Floor Plan), dated 22.10.19
7884 L(00) 128 G (Block 2 Fourth Floor Plan), dated 22.10.19
7884 L(00) 129 G (Block 2 Fifth Floor Plan), dated 22.10.19
7884 L(00) 130 G (Block 2 Sixth Floor Plan), dated 22.10.19
7884 L(00) 131 G (Block 2 Seventh Floor Plan), dated 22.10.19
7884 L(00) 132 G (Block 2 Eighth Floor Plan), dated 22.10.19
7884 L(00) 133 F (Block 2 Ninth Floor Plan), dated 22.10.19
7884 L(00) 336 -- (Block 2 Roof Plan), dated 22.10.19

7884 L(00) 134 H (Block 3 Lower Ground Floor Plan), dated 22.10.19
7884 L(00) 135 J (Block 3 Ground Floor Plan), dated 22.10.19
7884 L(00) 136 J (Block 3 First Floor Plan), dated 22.10.19
7884 L(00) 137 J (Block 3 Second Floor Plan), dated 22.10.19
7884 L(00) 138 J (Block 3 Third Floor Plan), dated 22.10.19
7884 L(00) 139 J (Block 3 Fourth Floor Plan), dated 22.10.19
7884 L(00) 140 J (Block 3 Fifth Floor Plan), dated 22.10.19
7884 L(00) 141 J (Block 3 Sixth Floor Plan), dated 22.10.19
7884 L(00) 142 J (Block 3 Seventh Floor Plan), dated 22.10.19
7884 L(00) 143 F (Block 3 Roof Plan), dated 22.10.19

7884 L(00) 337 -- (Block 4 Basement Plan), dated 16.10.19
7884 L(00) 144 K (Block 4 Lower Ground Floor Plan), dated 22.10.19
7884 L(00) 145 N (Block 4 Ground Floor Plan), dated 22.10.19
7884 L(00) 146 N (Block 4 First Floor Plan), dated 22.10.19
7884 L(00) 147 N (Block 4 Second Floor Plan), dated 22.10.19
7884 L(00) 148 N (Block 4 Third Floor Plan), dated 22.10.19
7884 L(00) 149 N (Block 4 Fourth Floor Plan), dated 22.10.19
7884 L(00) 150 N (Block 4 Fifth Floor Plan), dated 22.10.19
7884 L(00) 151 N (Block 4 Sixth Floor Plan), dated 22.10.19
7884 L(00) 152 N (Block 4 Seventh Floor Plan), dated 22.10.19
7884 L(00) 153 N (Block 4 Eighth Floor Plan), dated 22.10.19
7884 L(00) 154 H (Block 4 Ninth Floor Plan), dated 22.10.19
7884 L(00) 338 -- (Block 4 Tenth Floor Plan), dated 22.10.19
7884 L(00) 339 -- (Block 4 Roof Plan), dated 22.10.19

7884 L(00) 340 -- (Block 5 Basement Plan), dated 16.10.19
7884 L(00) 155 H (Block 5 Lower Ground Floor Plan), dated 22.10.19
7884 L(00) 156 Q (Block 5 Ground Floor Plan), dated 22.10.19
7884 L(00) 157 R (Block 5 First Floor Plan), dated 22.10.19
7884 L(00) 158 Q (Block 5 Second Floor Plan), dated 22.10.19
7884 L(00) 159 Q (Block 5 Third Floor Plan), dated 22.10.19
7884 L(00) 160 Q (Block 5 Fourth Floor Plan), dated 22.10.19
7884 L(00) 161 Q (Block 5 Fifth Floor Plan), dated 22.10.19
7884 L(00) 162 Q (Block 5 Sixth Floor Plan), dated 22.10.19
7884 L(00) 163 Q (Block 5 Seventh Floor Plan), dated 22.10.19
7884 L(00) 164 Q (Block 5 Eighth Floor Plan), dated 22.10.19
7884 L(00) 165 H (Block 5 Ninth Floor Plan), dated 22.10.19
7884 L(00) 341 -- (Block 5 Roof Plan), dated 22.10.19



7884 L(00) 298 F (Community Concierge Building Ground Floor Plan and Roof Plan), dated 24.10.19

7884 L(00) 166 D (Unit Types One Bed Duplex), dated 07.10.19
7884 L(00) 167 E (Unit Types Two Bed Townhouse), dated 07.10.19
7884 L(00) 171 E (Unit Types 2 Bedroom Duplex), dated 09.10.19

7884 L(00) 239 E (Block 1 Elevations), dated 04.12.19
7884 L(00) 405 A (Block 1 Courtyard Elevations), dated 21.10.19
7884 L(00) 240 E (Block 2 Elevations), dated 04.12.19
7884 L(00) 406 A (Block 2 Courtyard Elevations), dated 04.12.19
7884 L(00) 241 E (Block 3 Elevations), dated 04.12.19
7884 L(00) 407 A (Block 3 Courtyard Elevations), dated 04.12.19
7884 L(00) 242 E (Block 4 Elevations), dated 04.12.19
7884 L(00) 408 A (Block 4 Courtyard Elevations), dated 04.12.19
7884 L(00) 243 E (Block 5 Elevations), dated 04.12.19
7884 L(00) 409 A (Block 5 Courtyard Elevations), dated 04.12.19
7884 L(00) 314 B (Community Concierge), dated 10.12.19

7884 L(00) 236 C (Proposed Street Scene Elevation Sheet 1), dated 22.10.19
7884 L(00) 237 C (Proposed Street Scene Elevation Sheet 2), dated 22.10.19
7884 L(00) 238 C (Proposed Street Scene Elevation Sheet 3), dated 22.10.19

7884 L(00) 291 A (Block 1 Sections), dated 21.10.19
7884 L(00) 292 A (Block 2 Sections), dated 21.10.19
7884 L(00) 293 A (Block 3 Sections), dated 21.10.19
7884 L(00) 294 A (Block 4 Sections), dated 21.10.19
7884 L(00) 295 A (Block 5 Sections), dated 21.10.19

7884 L(00) 478 A (Block 1 - Large Scale Design Details Section), dated 16.01.20
7884 L(00) 479 A (Block 1 - Large Scale Design Details - Sheet 1), dated 16.01.20
7884 L(00) 480 A (Block 1 - Large Scale Design Details - Sheet 2), dated 16.01.20
7884 L(00) 481 A (Block 1 - Large Scale Design Details - Sheet 3), dated 16.01.20
7884 L(00) 483 A (Block 3 Design Intent Section), dated 16.01.20
7884 L(00) 484 A (Block 3 Design Intent Details - Sheet 1), dated 16.01.20
7884 L(00) 485 A (Block 3 Design Intent Details - Sheet 2), dated 16.01.20
7884 L(00) 486 A (Block 3 Design Intent Details - Sheet 3), dated 16.01.20

7884 L(00) 497 (Large Scale Design Details - Block 1 - Elevation C), dated 17.01.20
7884 L(00) 498 (Large Scale Design Details - Block 1 - Elevation C - Key), dated 17.01.20
7884 L(00) 499 (Large Scale Design Details - Block 1 - Elevation D) , dated 17.01.20
7884 L(00) 500 (Large Scale Design Details - Block 1 - Elevation D - Key), dated 17.01.20
7884 L(00) 501 (Large Scale Design Details - Block 2 - Elevation B), dated 17.01.20
7884 L(00) 502 (Large Scale Design Details - Block 2 - Elevation B - Key), dated 17.01.20
7884 L(00) 503 (Large Scale Design Details - Block 2 - Elevation C), dated 17.01.20
7884 L(00) 504 (Large Scale Design Details - Block 2 - Elevation C - Key) , dated 17.01.20
7884 L(00) 505 (Large Scale Design Details - Block 3 - Elevation B), dated 17.01.20
7884 L(00) 506 (Large Scale Design Details - Block 3 - Elevation B - Key), dated 17.01.20
7884 L(00) 507 (Large Scale Design Details - Block 3 - Elevation C), dated 17.01.20
7884 L(00) 508 (Large Scale Design Details - Block 3 - Elevation C - Key), dated 17.01.20
7884 L(00) 509 (Large Scale Design Details - Block 4 - Elevation A), dated 17.01.20
7884 L(00) 510 (Large Scale Design Details - Block 4 - Elevation A - Key), dated 17.01.20



7884 L(00) 511 (Large Scale Design Details - Block 4 - Elevation B), dated 17.01.20
7884 L(00) 512 (Large Scale Design Details - Block 4 - Elevation B - Key), dated 17.01.20
7884 L(00) 513 (Large Scale Design Details - Block 5 - Elevation A), dated 17.01.20
7884 L(00) 514 (Large Scale Design Details - Block 5 - Elevation A - Key) , dated 17.01.20
7884 L(00) 515 (Large Scale Design Details - Block 5 - Elevation B), dated 17.01.20
7884 L(00) 516 (Large Scale Design Details - Block 5 - Elevation B - Key), dated 17.01.20

7884-L(00)244A (Proposed Townhouse Sectional Axo), dated 01.05.19
7884-L(00)411 (CGI View Looking South From Kingfield Road Towards New Street and Block 1), dated 23.10.19
7884-L(00)412 (CGI View Looking South From Westfield Avenue Towards Block 1 and 2), dated 23.10.19
7884-L(00)413 (CGI View Looking North Along New Street To Block 1 and 2), dated 23.10.19
7884-L(00)414 (CGI View Looking East From Westfield Avenue Between Block 2 and 3), dated 23.10.19
7884-L(00)415 (CGI View Looking East from Westfield Avenue Towards Block 3), dated 23.10.19
7884-L(00)416 (CGI View Looking South From New Street Towards Block 3 and 4), dated 23.10.19
7884-L(00)454 (CGI View - View From Westfield Avenue Looking At Stadium), dated 26.11.19
7884-L(00)455 (CGI View - View of Westfield Avenue At The Junction Of Kingfield Road), dated 26.11.19
7884-L(00)456 (Stadium View From Junction Of Kingfield Street and Claremont Avenue), dated 26.11.19
LRW-7884-L(00)284H (Design and Access Statement), dated November 2019

A241-KR-LA01 A (Landscape Masterplan), dated 21.11.2019
A241-KR-GA01 D (Landscape and Public Realm GA - Drawing 1 of 4), dated 21.11.2019
A241-KR-GA02 D (Landscape and Public Realm GA - Drawing 2 of 4), dated 21.11.2019
A241-KR-GA03 D (Landscape and Public Realm GA - Drawing 3 of 4), dated 21.11.2019
A241-KR-GA04 D (Landscape and Public Realm GA - Drawing 4 of 4), dated 21.11.2019
A241-KR-GA05 A (Landscape Roofs GA - Drawing 1 of 2), dated 21.11.2019
A241-KR-GA06 A (Landscape Roofs GA - Drawing 2 of 2), dated 21.11.2019

183923-A02-AT01 A (Proposed Site Access Block 1 and 2 General Arrangement, Visibility Splays and Swept Path Analysis (Large Car)), dated 09.09.19
183923-A03-AT01 A (Proposed Site Access Block 3, 4 and 5 General Arrangement, Visibility Splays and Swept Path Analysis (Large Car)), dated 09.09.19
183923-A01-AT01 A (Proposed Improvements to Existing Site Access General Arrangement, Visibility Splays and Swept Path Analysis (Max Legal Length HGV)), dated 09.09.19
183923-B03-AT01 (Swept Path Analysis Max Legal Length HGV Turning Out Of A427 High Street Into Kingfield Road & Vicarage Road), dated 18.04.19
183923-B03-AT02 (Swept Path Analysis Max Legal Length HGV Turning Out Of Vicarage Road Into A427 High Street), dated 18.04.19
183923-B03-AT03 (Swept Path Analysis Max Legal Length HGV Turning Out Of Kingfield Road Into A427 High Street & Vicarage Road), dated 18.04.19
183923-B01 (Proposed Zebra Crossing - Kingfield Road & Westfield Avenue (Offsite improvement Works)), dated 18.04.19
183923-B03 (Proposed Improvements to Mini Roundabout - Vicarage Road & A427 High Street (Offsite improvement Works)), dated 18.04.19

Environmental Statement - Non-Technical Summary, dated November 2019
Environmental Impact Assessment Volume 1: Environmental Statement, dated November 2019
Environmental Impact Assessment Volume 2: Townscape and Visual Impact Assessment, dated November 2019
Environmental Impact Assessment Volume 3: Technical Appendices, dated November 2019
Responses to ES Review (Final), dated May 2020
Flood Risk Assessment and Drainage Strategy, dated 29th April 2020 (Ref: RMA-C1947 - Issue 6)
Letter from Savills, dated 3 June 2020 Re: Affordable Housing



Supplemental Planning Note by Savills Re: Proposed Medical Centre - Layout and Potential Usage (Indicative Only)
Internal Daylight and Sunlight Report by eb7, dated 9th October 2019
Arboricultural Impact Assessment by the Ecology Consultancy, dated 20/11/19 (Ref: 7758.1 - Version V4.0)
Energy Strategy Report by elementa, dated November 2019 (Ref: 510121.000 - Issue 03)
Sustainability Strategy Report by elementa, dated November 2019 (Ref: 510121.000 - Issue 02)
Interim Healthcare Estate Requirement Report by Primary Care Surveyors Ltd
Desk Study/Preliminary Risk Assessment Report by Jomas Associates, dated 21st November 2019 (Ref: P1381J1460/AMM - Final v1.2)
Soil Infiltration Testing by Jomas Associates, dated 02/07/2019 (Ref: P1381J1460/PSw/v1.1)
Utilities Appraisal by RMA, dated 22nd November 2019 (Ref: RMA-C1947 - Issue No.4)
Statement of Community Involvement, dated November 2019
Woking Football Club Stadium Development - Financial Report, dated 15 November 2019
Why Not Woking? - Stadium benefitting Club and Community
Air Quality Note: Analysis of Ecological Impacts at Thames Basin Heaths SPA, dated March 2020 (Ref: J3654B/1/F1) by Air Quality Consultants
Woking Football Club Transport Modelling Technical Note by Vectos, dated 13/03/2020 (Ref: 183923B/N01-V1)
Woking Football Club SCC Highways Response Technical Note by Vectos, dated 03/03/2020 (Ref: 183923B/N02-V2)
Residential Travel Plan by Vectos, dated March 2020
Stadium Travel Plan by Vectos, dated March 2020
Planning Statement, dated November 2019

02. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the NPPF.

Date Decision Notice Issued: 2 July 2020

Thomas James
Development Manager

ATTENTION IS DRAWN TO THE NOTES ATTACHED *



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 under section 78 of the Town and Country Planning Act 1990.
- 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.
- If this is a decision to refuse planning permission for a minor commercial application (as defined in the Development Management Procedure Order) 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.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If you want to appeal against your local planning authority's decision regarding a planning application, then you must do so within 6 months of the date of this notice.
- 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 [reference], 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 appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.