The Council hereby grants permission for Relocated railway station comprising platforms, pedestrian bridges, access road, pedestrian and cycle routes, car and cycle parking, with other associated facilities and infrastructure.

At: Land between Cody Road and railway, north of Waterbeach, Cambs
For: Chris Goldsmith, RLW Estates Ltd.

In accordance with your application dated 26 February 2018 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 commenced before the expiration of three years from the date of this permission.
   (Reason - To comply with Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall not proceed except in accordance with the details set out in the submitted application and as amended by the conditions stated on this decision notice and the following drawings:

   SK-OPT_C Proposed crossing arrangement
   CIV-DWG-0304 Rev 03 Proposed elevation
   DWG-0101_H Proposed access road
   DWG-0102_G Proposed station car park
   DWG-0104_C Proposed Bannold Drove Footway Improvements
   DRG-0103_E Proposed Cody Road Footway Improvements
   DRG-0110-RO2 Station layout proposed platform and roof plan
   DRG-0300_P01 Typical highway construction details
   DRG-0302_P01 Illustrative portakabin and cycles
   DRG-0405_RO2 Station layout station platform section
   5475_LVA_008_H Landscape strategy

   (Reason - To define the permission and to protect the character and appearance of the locality in accordance with planning policy HQ/1 of the South Cambridgeshire Local Plan (2018)).
3. Notwithstanding the approved drawings, no development shall commence, apart from enabling works, until samples of the materials to be used in the construction of the external surfaces of all the buildings and structures, hereby permitted, including the electricity sub station, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
   (Reason - To ensure that the appearance of the external surfaces is appropriate in accordance with planning policy HQ/1 of the South Cambridgeshire Local Plan (2018)).

4. Notwithstanding the submitted plans, no development shall commence, apart from enabling works, until full details of soft and hard landscaping relating to the car park and access road have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The landscaping details shall include:
   a) an updated Access Statement detailing routes through the landscape and the facilities it provides (including provision of landings along the ramped pathways);
   b) tree pit details necessary for any tree planting; including provision for storage of water for irrigation purposes;
   c) existing and proposed underground services and their relationship to both hard and soft landscaping;
   d) proposed trees: their location, species and size;
   e) soft planting areas: including grass and turf areas, shrub and herbaceous areas;
   f) topographical survey: including earthworks, ground finishes, levels, drainage and fall in drain types;
   g) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
   h) hard landscaping: including ground surfaces, kerbs, edges, steps and public realm furniture;
   and
   i) any other landscaping feature(s) forming part of the scheme.
   All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance/watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.
   The development shall be carried out in accordance with the approved details.
   (Reason - In the interests of landscape character and nature conservation in accordance with planning policy NH/2 of the South Cambridgeshire Local Plan (2018)).

5. The railway station shall not come into use until full details of a car parking management scheme for the car park serving the proposed relocated railway station has been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved.
   (Reason - In the interests of effective car parking management in accordance with planning policy TI/3 of the South Cambridgeshire Local Plan (2018)).
6. The railway station shall not come into use until full details of a flood plan demonstrating how the station will be accessed for emergencies in flooding conditions has been submitted to and approved in writing by the Local Planning Authority. The plan shall be carried out as approved. (Reason - In the interests of safe access and egress from the proposed relocated railway station in accordance with planning policy TI/3 of the South Cambridgeshire Local Plan (2018)).

7. Notwithstanding the details provided within the Sustainability Statement ref. 328331/SU/A, no development shall commence, apart from enabling works, until a revised statement, detailing exactly which sustainability measures are to be introduced relating to the railway station have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall demonstrate and embed the principles of climate change mitigation and adaption, and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Local Planning Authority. (Reason - In the interests of mitigation and adaption to climate change in accordance with planning policy CC/1 of the South Cambridgeshire Local Plan (2018)).

8. Prior to the erection of any signage and before the railway station comes into use, a detailed signage strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall detail the use of signs including direction signage, building signage and electronic notices that are required as part of the approved development. The signage scheme shall be implemented prior to the bringing into use of the approved development. (Reason - To provide signage for attractive, direct and safe walking and cycling routes within the development connecting key destinations. In accordance with planning policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan (2018)).

9. Prior to the installation of any artificial lighting, a detailed artificial lighting scheme and the significance of impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme / assessment shall consider and include details of any artificial lighting of the site such as street lighting, floodlighting, security, platform and external / internal building lighting and an assessment of lighting impact on any sensitive residential premises off site shall be undertaken. The scheme shall include layout plans / elevations with luminaire locations annotated; full isolux contour map / diagrams showing the predicted luminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties; hours and frequency of use; a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact fully in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011 having regard to Light Trespass / Intrusion (into windows), Luminaire Source Intensity, Building Luminance and Sky Glow Upward Light Ratio requirements. The artificial lighting scheme strategies must be sensitively designed for biodiversity (as detailed within the CEMP Biodiversity, EDS & LEMP). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved scheme details / measures unless the Local Planning Authority gives its written consent to any variation. (Reason - To protect local residents from light pollution / nuisance and safeguard the amenities of nearby residential properties and to be sensitively designed for biodiversity in accordance
10. No development shall commence until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following.
   a) Risk assessment of potentially damaging construction activities.
   b) Identification of biodiversity protection zones.
   c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
   d) The location, timing and minimisation of sensitive works to avoid harm to biodiversity features.
   e) The times during construction when specialist ecologists need to be present on site to oversee works.
   f) Responsible persons and lines of communication.
   g) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person.
   h) Use of protective fences, exclusive barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented in full through the construction period, unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To protect and enhance biodiversity and the natural environment in accordance with planning policy NH/4 of the South Cambridgeshire Local Plan (2018)).

11. The railway station shall not come into use until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall address compensation, enhancements and restoration of habitats and shall include:
   a) Description and evaluation of features to be managed.
   b) Ecological trends and constraints on site that might influence management.
   c) Aims and objectives of management.
   d) Appropriate management options for achieving aims and objectives.
   e) Prescriptions for management actions.
   f) Preparation of the work schedule (including an annual work plan capable of being rolled over for the entire operational phase, such as 25 years).
   g) Details of the body or organisation responsible for implementation of the plan.
   h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.
(Reason - To protect and enhance the landscape, biodiversity and the natural environment in accordance with planning policy NH/4 of the South Cambridgeshire Local Plan (2018)).

12. No development shall commence until the following has been submitted to and agreed in writing by the Local Planning Authority:
   a) A detailed desk study and site walkover
   b) Following approval of (a), a detailed scheme for the investigation and recording of
contamination and remediation objectives (which have been determined through risk assessment)
c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement)
d) The works specified in the remediation method statement will be completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
(Reason -To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with planning policy SC/11 of the South Cambridgeshire Local Plan (2018)).

13. No development shall commence until a surface and foul 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 agreed in writing with the Local Planning Authority. The drainage strategy shall demonstrate that the surface water run-off generated up to and including the critical storm event (inclusive of climate change) will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The submitted scheme shall also specifically relate to the protection of groundwater and include a management plan. The approved scheme shall be implemented in full prior to the bringing into use of the approved development and thereafter maintained in accordance with the approved scheme.
(Reason -To ensure a satisfactory method of surface water drainage, to ensure future maintenance of the surface water drainage system, to prevent the increased risk of flooding on site and/or elsewhere, and to protect and prevent the pollution of controlled waters (particularly the Secondary aquifer and the river Cam; protected waterbodies under the EU Water Framework Directive) in line with the NPPF (paragraph 109), in accordance with planning policies CC/8 and CC/9 of the South Cambridgeshire Local Plan (2018)).

14. No development shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the consideration of the following aspects of construction:
a) Indicative site wide construction and phasing programme
b) 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, location of contractors’ compound / offices and method of moving materials, building material plant and equipment storage around the site and enforcement
c) Construction hours
i. Construction hours and days for work undertaken within the boundaries of the operational railway
ii. Construction hours and days for work undertaken within the remainder of the site
d) Delivery times for construction purposes
e) Outline Waste Management Plan (OWMP)
f) Maximum noise mitigation levels for construction equipment, plant and vehicles
g) Maximum vibration levels
h) Dust suppression management and wheel washing measures including the deposition of all debris on the highway
i) Site lighting
j) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
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, including permanent and temporary realignment, diversions and road closures.  
p) External safety and information signing and notices.  
q) Liaison, consultation and publicity arrangements including dedicated points of contact. 
r) Consideration of sensitive receptors  
s) Prior notice and agreement procedures for works outside agreed limits.  
t) Complaints procedures, including complaints response procedures.  
u) Membership of the Considerate Contractors Scheme.  
v) Noise and Vibration (including piling) impact / prediction assessment, monitoring, recording protocols and consideration of mitigation measures for construction equipment, plant and vehicles in accordance with BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 - Vibration (or as superseded) including the use of best practical means to minimise noise and vibration disturbance from construction works. 

The approved plan and schemes shall be implemented in full throughout the construction phase of the development. The compliance of the CEMP shall be reviewed at monthly intervals. 

Reason: To safeguard and protect the amenity of nearby residents from the adverse levels any operational noise and ensure that noise does not give rise to a significant adverse impact on the health and quality of life (amenity) of existing residential premises in accordance with planning policy SC/10 of the South Cambridgeshire Local Plan (2018). 

15. Any public address system that may be installed on the site shall only operate between 0500 and 2300 hours. 

Reason: To safeguard and protect the amenity of nearby sensitive receptors in accordance with planning policy SC/9 of the South Cambridgeshire Local Plan (2018). 

16. Following written notification from the Local Planning Authority that a justified noise and / or vibration complaint relating to the approved use has been received from a local resident, the applicant or operator shall at their own expense, employ a suitably competent and qualified person/s to submit a scheme of noise/vibration monitoring that assesses and demonstrates operational compliance with maximum permissible noise levels as predicted in the submitted Noise and Vibration Report, and this shall be submitted to and approved in writing by the Local Planning Authority. 

The scheme of noise/vibration monitoring to demonstrate compliance with maximum permissible noise levels shall be based upon the methodology contained within British Standard (BS) 4142 and 6472 (or as superseded) and commensurate with the guidance contained within BS7445. Such an assessment/compliance scheme should encompass:  
• Methodology for measurements  
• Background noise/vibration levels  
• Location for noise/vibration monitoring  
• Timing of noise/vibration monitoring  
• Frequency of monitoring
17. The railway station shall not be brought into use until a Station Travel Plan (STP), (based upon the Framework Travel Plan submitted with the planning application) has been submitted to and agreed in writing with the Local Planning Authority. The STP will use SMART objectives and use surveys to monitor parking in the station car park and surrounding roads, monitor the take-up and use of cycle parking, including non standard size bicycles, and will provide a shuttle service between the village and the relocated railway station, It will put forward appropriate measures to deliver on the above. The Plan shall be implemented in accordance with the approved details.

(Reason - In the interests of sustainable travel in accordance with planning policies TI/2 and TI/3 of the South Cambridgeshire Local Plan (2018)).

18. The railway station shall not be brought into use until the proposals to widen the existing footways along Cody Road and the improvements to Bannold Drove in accordance with plan numbers DRG-0103_E Proposed Cody Road Footway Improvements and DWG-0104_C Proposed Bannold Drove Footway Improvements as listed in Condition 2 are completed and available for use by the public.

(Reason - In the interests of highway safety and to mitigate the impact of travel to the development in accordance with planning policy TI/2 of the South Cambridgeshire Local Plan (2018)).

19. The railway station shall not be brought into use until a Traffic Management Plan for all modes of transport including taxis and buses has been submitted to the Local Planning Authority for approval. It will create a servicing and delivery plan to manage the servicing of the station facilities and infrastructure by Network Rail and retail suppliers. The Traffic Management Plan as agreed shall be carried out in full accordance with the details as approved and shall be reviewed at any stage following a request by the Local Planning Authority if it considers there are traffic operational problems.

(Reason - In the interests of highway safety and to monitor the impact of the development in accordance with planning policy TI/2 of the South Cambridgeshire Local Plan (2018)).

20. The railway station shall not be brought into use until traffic calming measures to enable safer pedestrian crossing of the road at the junction of Denny End Road and Bannold Road has been implemented in accordance with a scheme that will have been submitted to and agreed in writing with the Local Planning Authority.

(Reason - To safeguard the amenities of nearby residents, in accordance with policy TI/2 of the South Cambridgeshire Local Plan (2018)).
21. No development shall commence until a written scheme of investigation (WSI) for a programme of archaeological works has been submitted to and approved in writing by the Local Planning Authority. The WSI shall include:
   a) The statement of significance and research objectives
   b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
   c) The programme for post excavation assessment and subsequent analysis, publication and dissemination, and deposition of resulting material.
   (Reason - To secure the provision of archaeological excavation and the subsequent recording of any remains in accordance with planning policy NH/14 of the South Cambridgeshire Local Plan (2018)).

22. The railway station shall not be brought into use until an emergency procedure strategy for access / egress to and from the station for disabled people in the event of mechanical fault or failure of the lifts provided at each platform has been submitted to the Local Planning Authority for approval. The approved strategy shall be fully implemented prior to the station coming into use and maintained thereafter.
   (Reason - To ensure that adequate provision is made for disabled passengers in the event of mechanical fault or failure of the lifts in accordance with planning policy HQ/1 of the South Cambridgeshire Local Plan (2018)).

23. The railway station will not be brought into use until details of off-gauge bicycle parking provision has been submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full prior to bringing the development into first use.
   (Reason - In the interests of sustainable travel in accordance with planning policy TI/3 of the South Cambridgeshire Local Plan (2018)).

24. The railway station will not be brought into use until details of public realm provision has been submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the station coming into use.
   (Reason - In the interests of high quality design and amenity in accordance with planning policy HQ/2 of the South Cambridgeshire Local Plan (2018)).

Informatives

1. Enabling works for the purpose of any of the above conditions are defined as earth movement, site preparation and piling (installation of pile caps and ground beams).

   This is because enabling works and piling will not prejudice the discharge of conditions worded as 'no development shall commence, except for enabling works'.

2. Infiltration sustainable drainage systems such as soakaways, unsealed porous pavements or infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to the water environment. SuDS should be constructed in line with good practice and guidance documents which should include the SuDS manual (CIRIA C753, 2015) and the Susdrain website.
3. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

4. To ensure an adequate water supply is available for emergency use, fire hydrants should be provided in appropriate locations.

General

1. Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website www.scambs.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. 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 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure)(England) Order 2010], 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).

The fee is £116 per request or £34 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. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.

6. The applicant’s attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.

7. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary may be applied. Details for both procedures are available on the Council’s website or on request.

8. 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.

9. A delegation report or committee report, setting out the basis of this decision, is available on the Council’s website.

To help us enhance our service to you please complete our Customer Service Questionnaire.
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
CAMBRIDGESHIRE

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 09 January 2020

______________________________________________________________________________

Stephen Kelly
Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

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
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 except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

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

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.
IMPORTANT INFORMATION REGARDING CONDITIONS

If you have been granted Planning Permission and/or Listed Building Consent you may wish to get started immediately, however it is always important to carefully read the decision notice in full before any work begins.

The majority of Planning Permissions and Listed Building Consents have conditions attached. Some conditions request further information that requires approval by the Local Planning Authority before any development takes place (‘pre-commencement’). All conditions are set out on the decision notice.

Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out unauthorised works to a listed building. Under Section 9 of the Act, a person shall be guilty of an offence should they fail to comply with any condition attached to the consent.

HOW DO I DISCHARGE THE CONDITIONS

Please note that the process takes up to eight weeks from the date the Local Planning Authority receives a valid application. Therefore it important to plan ahead and allow plenty of time before work is due to commence.

You need to fill in a form to submit your request to discharge conditions, and accompany the relevant details/samples. You can download the necessary form by using the following link: https://www.scambs.gov.uk/content/apply-planning-permission. This form can be emailed directly to planning@scambs.gov.uk or submitted by post to South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

Alternatively you can submit an application to discharge the conditions through the Government’s Planning Portal website: https://www.planningportal.co.uk/applications. Please note, The Planning Portal refers to it as ‘Approval of details reserved by a condition’.

When the required information has been submitted you will receive a reference and an acknowledgement letter. Once the Local Planning Authority is satisfied that the requirement of the condition have been met you will receive a formal notification that the conditions have been discharged.

FEES

£0 – for all Listed Building Consent ‘Discharge of Conditions’ applications;

£34 – for all householder ‘Discharge of Conditions’ applications;

£116 – for all other types ‘Discharge of Conditions’ applications.

Please contact your Case Officer with any queries.