



EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

19/01355/OUT

Location

Land Between St Christophers Drive And A605 Oundle Bypass Oundle Northamptonshire

Proposal

Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access).

Applicant

Mr Matthew Harmsworth - Persimmon Homes

Persimmon House 19 Commerce Road Lynch Road Peterborough

Date received

6 August 2019

Date valid

20 August 2019

Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **GRANT OUTLINE PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, **subject to the following conditions** which are imposed for the reasons noted thereafter:

1. Approval of the details of the siting, scale and appearance of the dwellings / Extra Care facility and the landscaping of the development (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before the development is commenced.

Reason: The application is in outline only and the reserved matters referred to will require full consideration by the Local Planning Authority.

2. Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.

Reason: Statutory requirement under section 91 of the Town and Country Planning Act 1990.

3. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.

19/01355/OUT

4. The details required to be submitted by condition 1 above shall include the provision of a scheme for lighting the public and private areas of the development hereby permitted together with an implementation plan. The development shall thereafter be carried out in accordance with these approved details. Details shall include location, design, height and lux, uniformity level and a management and maintenance schedule to be adhered to perpetuity.

Reason: In the interests of amenity, crime prevention and biodiversity.

5. No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure, for each phase of the development, has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable prior to the occupation of the associated phase of the development.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

6. A landscape and ecological management plan (LEMP) for each phase of the development shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development of each phase. The content of the LEMP shall include the following.

- 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 a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization 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(ies) 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 will be implemented in accordance with the approved details.

Reason: In the interests of biodiversity.

7. Before any above ground works commence in any phase a detailed design of surface water drainage scheme for that phase based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be 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 shall include:

- i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures.
- ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

19/01355/OUT

- iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
- iv) BRE 365 infiltration test results.
- v) Detailed scheme for the ownership and scheduled maintenance for every element of the surface water drainage system.
- vi) Confirmation of site specific soil conditions.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Joint Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

8. All subsequent reserved matters applications for the development plots shall make reference to the original approved Flood Risk Assessment ref AMA752 rev A dated October 2019 prepared by Infrastructure Design Ltd and shall be accompanied by a compliance statement with the original approved scheme. In addition, an accompanying revised and updated Flood Risk Assessment with full drainage details shall be submitted with each future reserved matters application, indicating whether any further works are required. Development shall be implemented in accordance with the originally approved scheme or the updated scheme as approved in writing by the Local Planning Authority pursuant to that application.

Reason: In order to ensure that the drainage details are implemented in accordance with the approved Flood Risk Assessment, and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site.

9. No occupation shall take place until the Verification Report for that phase of the development for the installed surface water drainage system for the site based on the approved Flood Risk Assessment ref AMA752 rev A dated October 2019 prepared by Infrastructure Design Ltd has been submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority. The report shall include:
 - a) Any departure from the agreed design is keeping with the approved principles;
 - b) Any As-Built Drawings and accompanying photos;
 - c) Results of any Performance testing undertaken as a part of the application process (if required / necessary);
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.;
 - e) Confirmation that the system is free from defects, damage and foreign objects;
 - f) Confirmation of adoption or maintenance agreement for all SuDS elements as detailed within the drainage strategy is in place.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

10. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, 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 Local Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
 - (i) Approval of a Written Scheme of Investigation;
 - (ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;

(iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;

(iv) Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

11. There shall be no burning of any material during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity.

12. The details required to be submitted by condition No.1 above shall include, details and samples of the external roofing and facing materials to be used for the construction of the buildings hereby approved. The development shall thereafter be implemented in accordance with the approved details and retained in perpetuity.

Reason: To achieve a satisfactory appearance for the development.

13. The details required to be submitted by condition No. 1 above shall include the provision of boundary screening to the site. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be erected. This boundary screening shall then be provided in accordance with the details so approved before each respective dwelling / building is occupied and shall be retained and maintained thereafter in perpetuity.

Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.

14. The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above, shall include drawings showing the slab levels and finished floor levels of the buildings in relation to the existing and proposed ground levels of the site, the ground levels of the surrounding land and the slab and finished floor levels of the surrounding properties as well as identifying the proposed ridge height levels and the ridge heights of all neighbouring properties. The development shall thereafter be constructed in accordance with the details so approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings and the street scene.

15. The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above shall include full details of one bus stop to be located within the site and associated raised boarder and shelter. The details shall include the timing of the provision. The bus stop, raised boarder and shelter shall thereafter be erected in accordance with the approved details and be retained and maintained in perpetuity.

Reason: In the interests of connectivity, sustainability, air quality management and highway safety.

16. Notwithstanding the submitted details, no occupation of buildings shall take place until details have been submitted to and approved in writing by the Local Planning Authority which demonstrates the following sustainability measures for the new buildings:

- a) Electric vehicle charging provision for each dwelling;
 - b) Measures to limit water use to no more than 105 litres / person / day / and external water use of no more than 5 litres / person / day;
 - c) Minimum standards for gas fired boilers;
 - d) Sustainability measures (including, but not limited to, the sustainable use of energy, electric vehicle charging provision, bicycle parking, the use of responsibly sourced materials and measures to limit water use) to be implemented for the Extra Care accommodation in the event that the Extra Care accommodation is provided.
- Development shall only take place in accordance with the approved details and all measures shall be available for use upon first occupation of each respective property.

Reason: In the interests of sustainability and to mitigate the impacts upon air quality in the vicinity.

17. The details to be submitted for approval in writing by the Local Planning Authority relating to condition 1 above shall include a comprehensive landscaping scheme for each phase of the development, including an implementation schedule, all hard and soft landscaping, existing and proposed contours of the land, use of materials, street furniture and details of any additional natural boundary screening to be planted. Landscaping shall thereafter be provided in accordance with the details so approved. It is expected native species, traditionally found in the locality shall be used.

Reason: To ensure a reasonable standard of development and visual amenity for the area.

18. Any trees or plants which within a period of 15 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.

19. Notwithstanding the details submitted and prior to the commencement of each phase of the development a Construction Management Plan (CMP) for that phase shall be submitted to, and approved in writing by the Local Planning Authority. The CMP shall include and specify the provision to be made for site procedures to be adopted during the course of construction, including:

- a. overall strategy for managing environmental impacts which arise;
- b. measures to control the emission of dust and dirt;
- c. control of noise emanating from the site;
- d. hours of construction work;
- e. construction traffic daily timetable, confirming no construction traffic will arrive on site before 7.30am and after 6.00pm Monday to Friday, before 7.30am and after 1.00pm on a Saturday and with no construction vehicles to attend the site on a Sunday or Bank Holiday;
- f. contractors compounds, material storage and other storage arrangements, cranes, and plant, equipment and related temporary infrastructure;
- g. designation, layout and design of construction access and egress points to minimise disruption or access for existing residents and new residents of the development;
- h. internal site circulation routes;
- i. directional signage (on and off site);
- j. provision for emergency vehicles;

19/01355/OUT

- k. provision for all site operatives, visitors and construction vehicles loading and unloading plant and material;
- l. provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- m. details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- n. routing agreement for construction traffic;
- o. storage of plant and materials used in construction;
- p. enclosure of phase or development parcel sites and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- q. waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works;
- r. soil stockpiling and material crushing and sorting, control of dust and other emissions, construction noise and vibration from the development.

The provisions of the CMP shall cause minimum disturbance in the surrounding area. Construction of development shall only proceed in accordance with the CMP and the approved measures shall be retained for the duration of the construction works.

Reason: To maintain the amenities of the area in accordance with the NPPF.

20. No drainage works shall commence until a foul water management strategy has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the agreed details.

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

21. The details required to be submitted for approval in writing in connection with condition 1 (above) shall include:

- i) Details of provision for cyclists;
- ii) Connections to the right of way network;
- iii) Improvements to the right of way UF6; and
- iv) A pedestrian link to Prince William School. The details of the school link shall include appropriate safety measures with evidence that these have been informed by discussions with the school.

Reason: In the interests of connectivity and encouraging sustainable modes of travel.

22. Full engineering and construction details of the continuation of St Christopher's Drive into the site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling or prior to the commencement of works above slab level for the extra care facility whichever is the earliest. The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the first dwelling / Extra Care unit hereby approved.

Reason: In the interests of highway safety.

23. In the event that the Extra Care Facility does not come forward, then the following details shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of the development hereby permitted:

- i) Details of the proposed treatment of the 'Extra Care land' in the event that the Extra Care facility does not come forward;
 - ii) Details of the timescale / triggers in relation to i) above.
- Thereafter the agreed details shall be implemented and maintained / retained.

19/01355/OUT

Reason: In the interests of visual amenity and safety.

24. Prior to the first occupation of any dwelling / Extra Care unit hereby permitted, a noise barrier shall be installed as detailed in the Spectrum Acoustics report Ref: MM588/17180/Rev.5 dated 10.03.2020. No changes shall be made to the hereby approved noise barrier without the written permission of the Local Planning Authority. The approved noise barrier shall be retained thereafter in perpetuity and maintained in a satisfactory state of repair to ensure efficient operation.

Reason: In the interest of residential amenity.

25. Any future reserved matters application for buildings hereby permitted shall include a noise assessment together with mitigation measures which shall be implemented in accordance with an agreed programme.

Reason: In the interest of residential amenity.

26. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented where possible. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:

a) A Phase I desk study carried out by a competent person to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA without delay upon completion.

b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.

This must be conducted in accordance with the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'.

Reason: To ensure potential risks arising from previous site uses have been fully assessed.

27. Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the LPA. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR11'.

Reason: To ensure the proposed remediation plan is appropriate.

28. Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from this scheme without the express written agreement of the LPA.

Reason: To ensure site remediation is carried out to the agreed protocol.

29. On completion of any remediation (where identified under condition 27 of this permission), two copies of a closure report shall be submitted to the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the required standards.

30. If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

Reason: To ensure all contamination within the site is dealt with.

31. The first application for 'reserved matters' (in connection with condition 1, above) shall include details of the phasing of the development. The development shall thereafter be carried out in accordance with the agreed details of phasing.

Reason: To ensure the development is delivered in a coordinated manner.

32. The details to be submitted under condition 1, above, shall be carried out in accordance with drawing reference numbers:

OUND/ASHR/BHP/100 Building Heights Parameter Plan received on 16.01.2020

OUND/ASHR/LS/100 A Landscape Strategy received on 16.01.2020

OUND/ASHR/LU/100 Land Use Plan received on 16.01.2020

OUND/ASHR/MBT/100 Mini Bus Tracking received on 16.01.2020

OUND/ASHR/PPL/100 Proposed Planning Layout received on 16.01.2020

Reason: To ensure that the development is carried out as permitted and to clarify the terms of the permission.

Your attention is drawn to the following notes:

1. The Lead Local Flood Authority advises (with respect to condition 7):

Details will be required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space, play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The maintenance scheme shall include:

- A maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used;
- A site plan including access points, maintenance access easements and outfalls;
- Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site;

Details of expected design life of all assets with a schedule of when replacement assets may be required.

2. The applicant's attention is drawn to the comments received 10.09.2019 from Northamptonshire Police (please refer to the Council's website) regarding detailed layout requirements.
3. Anglian Water advises:
 - i. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 6066087.
 - ii. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
 - iii. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

4. With respect to conditions 4 (Lighting) 6 (Landscape and Environmental Management Plan) and 17 (Landscaping), the applicant is advised that the details submitted will be expected to include (but not be limited) to the following (as may be relevant to the condition):
 - The development should incorporate native tree and shrub planting, including fruit and nut bearing species within areas of public open space or perimeter vegetation;
 - New hedgerow planting should be incorporated where possible;
 - Any grassland areas should consider native seed mixes;
 - The creation of a continuous buffer of 10-15 metres wide along the retained woodland on the eastern and southern boundaries, to comprise native species shrub and tree planting;
 - Ivy clearance from mature sycamore trees;
 - Provision of a range of bat boxes;
 - Implementation of controlled lighting to maintain dark corridors.
5. Early registration of development sites is key to making sure the people moving into your developments get a fibre based broadband service when they move in. More information can be found in the links below:

BT Openreach: <https://www.ournetwork.openreach.co.uk/property-development.aspx>

Virgin Media: <http://www.virginmedia.com/lightning/network-expansion/property-developers>

There are also other providers may also be able to connect your development:
<http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>.

It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 - I Series Underground Cable Ducts (found at <http://www.dft.gov.uk/ha/standards/mchw/index.htm>).

For further information on the project please visit www.superfastnorthamptonshire.net or contact: bigidea@northamptonshire.gov.uk

6. Please note that any future application that seeks approval of the proposed layout, should include sufficient parking spaces for both residents and visitors to the site, in accordance with Northamptonshire Highways Parking Standards document, or any such document which replaces it. It is also advised that tandem parking should be avoided as this is unlikely to be supported.
7. Please note that any future application that seeks approval of the proposed layout shall demonstrate how the development complies with the National Space Standards as required by Policy 30 of the North Northamptonshire Joint Core Strategy.

Decision Date
20 November 2020

Signed:



Paul Bland
Head of Planning Services

NOTES:

In reaching this decision the Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.

A full report is available at www.east-northamptonshire.gov.uk.

Please note that a formal application is required to discharge conditions (where applicable). Discharge of condition applications have a target determination period of 8 weeks and require a fee. Please programme in adequate time to avoid delay to your development. Details of how to apply can be obtained from the Council's website:
<https://www.east-northamptonshire.gov.uk/planning>

This notice relates only to planning permission and does not include or imply consent under the Building Regulations or any other legislation for which a separate application may be required.

19/01355/OUT

For advice and guidance about the Building Regulations, including the need for consent, please contact the Council's Building Control helpline on 01832 742139. Further information can also be obtained from the Council's website:

<https://www.east-northamptonshire.gov.uk/buildingcontrol>

APPEALS TO THE SECRETARY OF STATE:

If you are aggrieved by the decision of the 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 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 the 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 the 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.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against the 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, if you want to appeal against the 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 the local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- In all other circumstances if you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.

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 tel: 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.

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.](#)