

Mr Tom Mitchell  
c/o Mr Marcus Lambert, PPML Consulting Ltd  
Kinetic Centre  
Theobald Street  
Elstree  
WD64PJ

Planning and Building Service  
Beech Hurst  
Weyhill Road  
Andover, Hants SP10 3AJ  
Telephone 01264 368000  
Minicom 01264 368052  
Web site [www.testvalley.gov.uk](http://www.testvalley.gov.uk)

**Contact:** Mrs Samantha Owen  
**Telephone:** 01264 368181  
**E-mail:** [planning@testvalley.gov.uk](mailto:planning@testvalley.gov.uk)  
**Your ref:** PP-10258164  
**Our ref:** 21/02943/FULLN  
**Date:** 4th April 2022

## TOWN AND COUNTRY PLANNING ACT, ORDERS AND REGULATIONS

### NOTICE OF REFUSAL

**APPLICATION NO:** 21/02943/FULLN  
**PROPOSAL:** Erection of 130 dwellings and a 375sqm Class E retail convenience store, including access, parking, open space, landscaping and a sustainable urban drainage system (SuDS)  
**LOCATION:** Land West Of Finkley Farm Road, East Anton, Andover, Hampshire  
**DATE REGISTERED:** 07.10.2021

In pursuance of its powers under the above mentioned Act the Council, as local planning authority, hereby REFUSES to grant planning permission for the above development.

#### Refused Plans:

Landscaping - Plan Ref no. JSL4126 201 A - Version Hardworks Proposals - 07/10/21  
Landscaping - Plan Ref no. JSL4126 504 B - Version Soft Landscape 4 of 4 - 07/10/21  
Landscaping - Plan Ref no. JSL4126 503 B - Version Softworks 3 of 4 - 07/10/21  
Landscaping - Plan Ref no. JSL4126 501 B - Version Soft Landscape 1 of 4 - 07/10/21  
Landscaping - Plan Ref no. JSL4126 502 B - Version Softworks 2 of 4 - 07/10/21  
Sections - Plan Ref no. 20090 003 P00 - Version Street Sections - 07/10/21  
Existing Site Plan - Plan Ref no. 20090 004 P00 - Version Existing Site Plan - 07/10/21  
Street Scene - Plan Ref no. 20090 006 P00 - 07/10/21  
Site Layout - Plan Ref no. 20090 002 P00 - 07/10/21  
Street Scene - Plan Ref no. 20090 007 P00 - 07/10/21  
Proposed Floor Plans - Plan Ref no. 20090 018 P00 - Version Apartments Block A - 07/10/21  
Details - Plan Ref no. 20090 011 P00 - Version Heights Plan - 07/10/21  
Street Scene - Plan Ref no. 20090 005 P00 - 07/10/21  
Details - Plan Ref no. 20090 010 P00 - Version Affordable Housing Plan - 07/10/21  
Details - Plan Ref no. 20090 012 P00 - Version Material Plan - 07/10/21

## APPENDIX 1

Details - Plan Ref no. 20090 013 P00 - Version Unit Size Plan - 07/10/21  
Proposed Floor Plans - Plan Ref no. 20090 022 P00 - Version Apartment Block C with r - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 024 P00 - Version Housetype PT22 Flat over - 07/10/21  
Proposed Floor Plans - Plan Ref no. 20090 020 P00 - Version Apartment block B - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 025 P00 - Version Housetype PT22 - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 028 P00 - Version Housetype NA21 A - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 027 P00 - Version Housetype NA20 B - 07/10/21  
Proposed Elevations - Plan Ref no. 20090 021 P00 - Version Apartment Block B - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 026 P00 - Version Housetype NA20 A - 07/10/21  
Proposed Elevations - Plan Ref no. 20090 019 P00 - Version Apartment Block A - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 029 P00 - Version Housetype NA21 B - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 031 P00 - Version Housetype NA22 Semi - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 030 P00 - Version Housetype NA21 - Terrace - 07/10/21  
Proposed Elevations - Plan Ref no. 20090 023 P00 - Version Apartment Block C - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 032 P00 - Version Housetype NA30 A Semi - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 033 P00 - Version Housetype B - Semi - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 035 P00 - Version Housetype NA32 A Semi - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 039 P00 - Version Housetype NB32 T Semi - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 034 P00 - Version Housetype NA30 Terraced - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 041 P00 - Version Housetype NB32 C Semi - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 040 P00 - Version Housetype NB32 B Semi - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 036 P00 - Version Housetype NA32 B Semi - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 042 P00 - Version Housetype 3A Type A - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 044 P00 - Version Housetype NA49 - Semi - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 043 P00 - Version Housetype 3A B - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 049 P00 - Version Sub Station - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 046 P00 - Version Housetype NA44 Dec - 07/10/21  
Composite Plan - Proposed - Plan Ref no. 20090 045 P00 - Version Housetype NT30 - Det - 07/10/21

Composite Plan - Proposed - Plan Ref no. 20090 047 P00 - Version Housetype NT41 Det - 07/10/21  
 Composite Plan - Proposed - Plan Ref no. 20090 050 P00 - Version Housetype NA20 Type C - 07/10/21  
 Composite Plan - Proposed - Plan Ref no. 20090 051 P00 - Version Type NA20 D - 07/10/21  
 Composite Plan - Proposed - Plan Ref no. 20090 053 P00 - Version Type NA30 C - 07/10/21  
 Composite Plan - Proposed - Plan Ref no. 20090 056 P00 - Version Type 3A C - 07/10/21  
 Composite Plan - Proposed - Plan Ref no. 20090 055 P00 - Version Type NB32 D - 07/10/21  
 Composite Plan - Proposed - Plan Ref no. 20090 038 P00 - Version Tpye NA32-NT31 B - 07/10/21  
 Composite Plan - Proposed - Plan Ref no. 20090 037 P00 - Version Type NA32-NT31 A - 07/10/21  
 Composite Plan - Proposed - Plan Ref no. 20090 048 P00 - Version Single and Twin Garage - 07/10/21  
 Composite Plan - Proposed - Plan Ref no. 20090 054 P00 - Version Type NA32 NT31 C - 07/10/21  
 Levels - Plan Ref no. 18-348/005 F - Version Preliminary Levels - 07/10/21  
 Site Location Plan - Plan Ref no. 20090 001 P00 - 07/10/21  
 Street Scene - Plan Ref no. Aerial View Sketch - 07/10/21

The local planning authority has refused the application for the following reason(s):

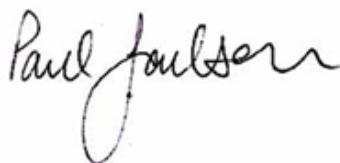
01. The development has failed to demonstrate adequate visibility splays on the internal road between plots 52 and 57 which would have an adverse impact on the function and safety of the local highway network and would not accord with Policy T1 of the Test Valley Borough Revised Local Plan (2016)
02. The development has failed to demonstrate that the Swept Path analysis of the internal road between plots 52 and 57 can accommodate an 11.2 metre refuse vehicle without it encroaching onto the opposite side of the internal access road which would bring it into conflict with other vehicles as such this would not be safe and would have an adverse impact on the function and safety of the local highway network and would not accord with Policy T1 of the Test Valley Borough Revised Local Plan 2016
03. The submitted Travel Plan does not support and promote the use of sustainable transport and as such it does not accord with Policy T1 of the Test Valley Borough Revised Local Plan 2016
04. There is a shortfall in 4 visitor spaces across the Parcel for which no adequate justification has been put forward that would allow for a reduction in visitor spaces against the standards as set out in Annexe G of the RLP, which is likely to result in on street parking that would impact the operation and safety of the internal road network and therefore does not accord with Policy T2 of the Test Valley Borough Revised Local Plan 2016
05. Plots 1-12, 44-52, 67 and 68 are likely to encourage on street parking along Dairy Road and Finkley Farm Road. Parking on the road will hinder the free flow of traffic along these routes resulting in an adverse impact on the safety and character of the

local highway network and would be contrary to Policy T1 of the Test Valley Borough Revised Local Plan 2016

06. The parking for plots 113-118 is poorly designed in terms of its relationship with the dwelling it is allocated to. Plots 28, 51, 52, 67, 94 and 95 have allocated parking that is somewhat remote from the unit it serves. It is not considered that parking for these plots is well designed or appropriately located and therefore does not accord with Policy T2 of the Test Valley Revised Local Plan 2016.
07. Parking spaces are required to be well designed and practical. A number of parking spaces are constrained on one or both sides by retaining walls, in these instances parking spaces should be 2.7 metres wide if constrained on one side and 3 metres wide if constrained on two sides, Plots 15, 16, 17, 18, 29, 30, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 78, 79, 89 and 90 are impacted in this way, however the car parking spaces for these units are still measuring 2.4 metres wide. This is not considered to be well designed parking and as such is contrary to Policy T2 of the Test Valley Revised Local Plan 2016.
08. It is considered that the proposed development does not represent high quality development as required by Policy E1. The layout relies on retaining walls and underbuilding which are an incongruous and alien feature that are considered visually intrusive. The elevation design of the Apartment Blocks, the Retail Block and the FOGS results in bland, oppressive and overbearing buildings that would fail to improve the character and quality of the area. Also the use of render as a material throughout the development presents a stark addition against the backdrop of the wider development and the landscaping. It is not considered that the development would accord with Policy E1 of the RLP or paragraph 71 of the National Design Guide
09. The proposed Plots 67, 92, and 123 -130 are located in close proximity to the existing trees that have been planted alongside Finkley Farm Road as such this will potentially impact the long term retention and health of these trees through requests for the trees to be pruned or felled as they mature and grow.  
The proposed development is contrary to policy E2 of the Test Valley Borough Revised Local Plan (2016).
10. The proposed layout has resulted in large areas of parking with little or no significant landscaping resulting in large areas that are dominated by hard surfacing which is detrimental to the overall landscape character of the area and does not integrate, complement or enhance the character of the Borough As such does not accord with Policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016.
11. Insufficient information has been submitted with the application to demonstrate that the proposed infiltration basin is required to be the size, depth and shape as proposed it therefore cannot be concluded that the infiltration basin would not be a visually intrusive feature within the landscape. As such this feature would not accord with Policy E2 of the Test Valley Borough Revised Local Plan 2016.

12. The POS as proposed is made up of open space and Swales, the latter of which are undulating and at certain times of the year likely to have standing water within them, this does not address the shortfall of the specific type of POS within the Ward. In the absence of a legal agreement to secure the shortfall of specific type of POS within the Ward the proposed development fails to provide sufficient public open space required to serve the needs of the future population and no arrangements for its long term maintenance have been made. The proposal would therefore result in unnecessary additional burden being placed on existing public open space provision adversely affecting the function and quality of these facilities, to the overall detriment of the area and users of the open space. The arrangements for the long term management and maintenance of the proposed POS have also not been secured. The proposal is contrary to policies COM15 and LHW1 of the Test Valley Borough Revised Local Plan (2016), and the Infrastructure and Developer Contributions Supplementary Planning Document (2009).
13. In the absence of a legal agreement to secure the provision of and financial contribution towards on site new affordable housing, including their subsequent retention in perpetuity to occupation by households in housing need and ensuring that the units are dispersed throughout the development and meet local need in terms of the size, type and tenure of the units in accordance with the Affordable Housing Supplementary Planning Document the proposal is contrary to policy COM7 of the Test Valley Borough Revised Local Plan (2016) and the Infrastructure and Affordable Housing Supplementary Planning Document (2021).
14. The layout and design of the proposed development fails to provide defensible space to vulnerable elevations of the Apartment blocks and would not allow for adequate natural surveillance of the rear parking areas leading to a greater risk of crime and anti-social behaviour The proposal is contrary to policy CS1 of the Test Valley Borough Revised Local Plan 2016.
15. In the absence of a Legal Agreement to secure off site mitigation for nutrient neutrality the development at this time does not achieve nutrient neutrality. As such, it cannot be concluded that the proposal will not result in a likely harmful significant effect on the internationally designated nature conservation sites in the Solent, in accordance with the requirements of the Conservation of Habitats and Species Regulations and as advised within guidance from Natural England. As such, the proposal fails to comply with Policy E5 of the Test Valley Borough Revised Local Plan (2016).
16. The proposed flats over garages and apartment blocks, plots 4-12, 69-77, 123-130, 13, 24, 53, 80 and 106 have no private amenity space for future occupiers which conflicts with Policy LHW4 of the Test Valley Revised Local Plan 2016.

Paul Jackson  
Head of Planning and Building



Date: 4th April 2022

All enquiries relating to this decision should be made to the above address.

**IMPORTANT NOTE:** You are strongly advised to carefully read the attached notes.

**TEST VALLEY BOROUGH COUNCIL – PLANNING AND BUILDING SERVICE**

**IMPORTANT** Please read these notes carefully. Part A sets out an applicant's statutory rights under the Town and Country Planning Act 1990, (hereafter called the '1990 Act') and Part B deals with other matters some of which may affect the implementation of any planning permission. Parts C and D (overleaf) deal with Advertisement and Listed Building appeal procedures respectively.

**PART A: FORMAL NOTIFICATION**

**1. Appeals to the Secretary of State:** If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval or to grant permission or approval subject to conditions, they may appeal to the Secretary of State under Section 78 of the 1990 Act. Time periods for making an appeal are set out in a) to d) below.

a) If the decision is to refuse a planning permission for a householder or minor commercial application, and you want to appeal against the Local Planning Authority's decision then you must do so within 12 weeks of the date of the decision notice, unless there is also an enforcement notice in which case the time limits in c) and d) below may apply, b) For other types of application [other than Advertisement applications] and appeals against conditions imposed on householder planning permissions the appeal must be made within 6 months of the date of the decision notice, unless there is also an enforcement notice in which case the time limits in c) and d) below may apply.

c) If the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice served before the date of the decision notice but not earlier than 2 years before the application was made, if you want to appeal against the Local Planning Authority's decision then you must do so within 28 days of the date of the decision notice.

d) If an enforcement notice is served on or after the date of the decision notice relating to the same or substantially the same land and development as in your application the appeal must be made within 28 days from the service of the enforcement notice or within 6 months [12 weeks in the case of a householder appeal] of the date of the decision, whichever period expires earlier.

on a form which is obtainable from The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL BS1 6PN, Tel. 0303 444 5000 or you can submit your appeal electronically from the Planning Portal's website at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of 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 with 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are available at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.

**2. Purchase Notices:** If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use 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 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.

**3. Compensation:** In certain circumstances, a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on a reference of the application to him. The circumstances in which such compensation is payable is set out in Section 114 and related provisions of the 1990 Act.

**PART B: OTHER MATTERS RELATING TO THE GRANT OF PLANNING PERMISSION**

**1. Deviation from the Approved Plans/Compliance with Conditions:** Failure to adhere to the approved plans, or to comply with any condition imposed, constitutes a contravention under the 1990 Act which may be liable to enforcement action. Any proposed departure from the approved proposals should be discussed with the Planning and Building Service before development commences.

2. **Non Material Amendment applications:** These applications do not fall within the range of applications for which section 78 of the 1990 Act grants a right of appeal. The applicant would need to submit a planning application to seek approval for the proposed amendments.
3. **Applications to Discharge Planning Conditions**  
From 1 October 2008 any request for approval of details required by a condition, other than reserved matters following an outline permission, will require the submission of a formal application (preferably on the appropriate 1APP national form) and payment of the relevant fee.
4. **Extent of permission:** Approval is only granted for the purposes of Sections 70-76 of the 1990 Act and for no other purpose whatsoever under that Act or any other Acts, Bye-laws, Orders or Regulations. In particular, **it does not purport to grant Building Regulation Approval** and the Building Control Team should be contacted before any work is commenced – telephone 01264 368312
5. **Building Over Public Sewers and Erection of any Structure in Vicinity of Public Sewer:** Planning approval does not include permission from Southern Water Services Ltd. to erect any structure in the vicinity of a public sewer. The applicant is advised to contact the Council's Building Control Consultancy who hold an electronic copy of the map of public sewer's in the borough. Any further advice is available from either this Council's Building Control Consultancy (tel. 01264 368312, or email [buildingcontrol@testvalley.gov.uk](mailto:buildingcontrol@testvalley.gov.uk)) or the Development Control Manager, Southern Water Services Ltd., Hampshire Division, Southern House, Sparrowgrove, Otterbourne, Winchester, Hampshire SO21 2SW.
6. **Title Deeds:** The decision notice is a legal document and should be retained with the title deeds of the property.
7. **Rights of Way:** If it is necessary to stop up or divert a right of way in order to enable the development to proceed, an application must be made beforehand either to the Council under Section 257 of the 1990 Act or to the Secretary of State under Section 247 of that Act.
8. **Fire Brigade Access:** Under the provision of part B5 (Access and Facilities for the Fire Service) of Schedule 1 of the Building Regulations adequate means of access for the Fire Authority must be provided to any building. For further advice on this requirement, contact the Council's Building Control Consultancy on tel. 01264 368312 or email [buildingcontrol@testvalley.gov.uk](mailto:buildingcontrol@testvalley.gov.uk).
9. **Access for the Disabled:** Under the provision of part M of Schedule 1 of the Building Regulations, adequate access should be provided to a building for person's with a disability. Further advice is available from the Council's Building Control Consultancy on tel. 01264 368312, or email [buildingcontrol@testvalley.gov.uk](mailto:buildingcontrol@testvalley.gov.uk), or the Equality Act 2010 and the Equalities Act 2010 (Disability) Regulations 2010.
10. **Hours of Working on Building Sites:** Complaints are often received about noise nuisance during unsocial hours and attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 and the Code of Practice issued under that Section.
11. **Display of Advertisements:** The Council encourages developers to co-operate in reducing the adverse effects caused by advertisement clutter on building sites. There is a general policy to challenge and prosecute unauthorised advertisements and, subject to individual circumstances, to restrict advertising on sites to a level consistent with such a policy. Accordingly, attention is drawn to the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1989 which, inter alia, regulate the display of advertisements on building sites. An application should be made in respect of any proposal to display an advertisement (including flag poles) which is not expressly granted consent by the Regulations. In certain circumstances, although consent may not be required to display a flag advertisement, permission may be required to erect the pole to which it is attached.

## **PART C:**

### **ADVERTISEMENT APPEALS**

1. **You have the right to appeal to the Secretary of State against the local planning authority's:**
  - (a) refusal of consent for an advertisement;
  - (b) grant of consent for an advertisement subject to a condition with which you are dissatisfied;
  - (c) failure to issue a decision on an application within a specified time (i.e. 8 weeks from the date the application is formally acknowledged or such longer period you may have agreed in writing with the Council); or
  - (d) 'discontinuance notice' requiring you to remove an advertisement, or stop using an advertisement site.
2. **The Choice of Appeal Procedure**

There is a choice of two possible procedures for the determination of an appeal – written representations or a hearing. For appeals received on or after 1st October 2013 the Planning Inspectorate will determine the procedure an appeal will follow.

The vast majority of advertisement appeals will be most suited to the written representations procedure, with the remaining minority proceeding by a hearing. You are required to provide detailed reasons if you indicate that a hearing is necessary.

Please refer to The Planning Inspectorate's guidance note "How to complete your advertisement appeal form – England" dated 3rd October 2013, which can be downloaded from the Planning Portal website <http://www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess> , or telephone The Planning Inspectorate for a copy on 0303 444 5000, or write to The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

### 3. The Address for Advertisement Appeals and Appeal Forms

All advertisement appeals have to be submitted to the Planning Inspectorate **within 8 weeks** of the receipt of the local planning authority's decision against which you are appealing. Appeals can be made on a form which is obtainable from The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL BS1 6PN, Tel. 0303 444 5000 or you can submit your appeal electronically from the Planning Portal's website at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

#### **PART D: LISTED BUILDING APPEALS**

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions to refuse to vary or discharge the conditions attached to a listed building consent, or to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 (six) months of the date of the attached notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL BS1 6PN, Tel. 0303 444 5000 or you can submit your appeal electronically from the Planning Portal's website at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal> . The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

2. If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the district, or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a purchase notice requiring that the Council purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Please refer to The Planning Inspectorate's guidance note "How to complete your listed building consent appeal form – England" dated 3rd October 2013 which can be downloaded from the Planning Portal website <http://www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess> or telephone The Planning Inspectorate for a copy on 0303 444 5000, or write to The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

#### **ONLINE APPEALS SERVICE**

The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – [www.planningportal.gov.uk/pca](http://www.planningportal.gov.uk/pca) . The Inspectorate will publish details of your appeal on the internet at this site. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Inspectorate. Please ensure that you only provide information, particularly of a personal nature, that you are happy will be made available to others in this way. If you provide personal information about 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.