

TOWN AND COUNTRY PLANNING ACT 1990

The Town And Country Planning (Development Management Procedure) (England) Order 2015

Appeals to the Secretary of State

- * If you are aggrieved by the decision of the Council to refuse permission for the proposed development, you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
- * If you want to appeal, then you must do so within six months of the date of this notice (12 weeks for minor commercial development). Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- * The Secretary of State can allow a longer period for giving notice of an appeal, but they 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 them that the Council could not have granted planning permission for the proposal 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.
- * In practice, the Secretary of State does not refuse to consider appeals solely because the Council based their decision on a direction given by the Secretary of State.
- * You must use a Planning Appeal Form/Listed Building Consent or Conservation Area Consent Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.
- * Please note, only the applicant possesses the right of appeal

Purchase Notices

- * If either the Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state or 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. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Forms and notices to be served on the Council should be addressed as set out below:

*Development Management
Reigate and Banstead Borough Council
Reigate Town Hall
Castlefield Road
Reigate Surrey
RH2 0SH*