

Application No: **WSCC/096/13/F**
COUNTY MATTER

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010

To Grundon Waste Management Ltd

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development, that is to say:-

Proposed development and operation of a waste treatment facility at New Circular Technology Park (Former Ford Blockworks), Ford Airfield Industrial Estate, Ford, Arundel, West Sussex, BN18 0HY

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 14 November 2013 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

GENERAL

Commencement

1. The development hereby permitted shall commence 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.

Date 09/01/15

Signed
Strategic Planning Manager

***N.B.** The reasons for imposing the above conditions are as specified after the conditions.
The words in brackets do not apply unless a copy of the relevant correspondence is attached.
Your copy of the application, determined as above, is returned herewith for your records.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

Continuation Sheet**Approved Plans and Documents**

2. The development hereby permitted shall not take place other than in accordance with the particulars of the application, the approved plans and documents:
- Drawing No. DG/ES/FOR/APPL/02 'Planning Application and Landownership Area' (dated September 2013);
 - Drawing No. DG/ES/FOR/APPL/03 'Proposed Site Layout' (dated November 2013);
 - Drawing No. DG/ES/FOR/APPL/04(1) 'Elevations' (dated November 2013);
 - Drawing No. DG/ES/FOR/APPL/07 'Roof Plan' (dated November 2013)
 - Drawing No. DG/ES/FOR/CLD/07 'Floor Plan' (dated June 2013);
 - Drawing No. DG/ES/FOR/R22/01 'Proposed Site Lighting' (dated February 2014);
 - Drawing No. DG/ES/FOR/R24/01 'East Access Works' (dated February 2014);
 - Drawing No. TE/1093/308F 'Demarcated Foot/Cycleway' (dated June 2014);
 - Drawing No. TE/1093/309A 'East Access and footway/cycle provision' (dated June 2014);
 - Drawing No. TE/1093/310B 'West Access' (dated June 2014);
 - Drawing No. TE/1093/311 'Rollaston Park – Resurfacing' (dated February);
- and supporting information, save as varied by the conditions hereafter.

Reason: To secure a satisfactory development.

Availability of Approved Documents

3. A copy of the decision notice, approved plans and documents and any subsequently approved documents shall be kept on site at all times and the terms and contents of them shall be made known to the supervising staff on site. These documents shall be made available to the County Planning Authority upon request.

Reason: To ensure that the site operatives are conversant with the terms of the planning permission in the interests of amenity and the environment.

Combined Heat and Power Opportunities

4. The Gasification plant hereby approved shall be designed from the outset such as to allow for the potential future beneficial use of combined heat and power, the specific measures and specifications for which shall be submitted to and approved in writing by the County Planning Authority prior to the installation of gasification plant. Thereafter, the plant shall be installed in accordance with the approved specifications.

Reason: To ensure that plant is designed with the potential future use of heat in the interest of sustainability.

Date 09/01/15

Signed
Strategic Planning Manager 

Continuation Sheet
PRE-DEVELOPMENT CONDITIONS
Surface Water Drainage Scheme

5. No development shall be carried out until a scheme of surface water drainage has been submitted to and approved in advance and in writing by the County Planning Authority. The scheme shall include:
- Design for 1:100 year return period;
 - Inclusion of 30% peak run-off and 20% additional volume for climate change;
 - Infiltration rates and groundwater levels shall be determined by site investigation and/or testing during the winter period;
 - Inclusion of a suitable freeboard above the seasonal high groundwater table (minimum 1m unless otherwise agreed);
 - Consideration of overland flows; and
 - Inclusion of pollution/siltation control measures.

Thereafter, the surface water drainage details shall be implemented in full as approved throughout development hereby permitted.

Reason: To accord with paragraphs 103 and 120 of the NPPF (2012) to ensure that impacts through flooding and pollution are not caused.

Foul Water Drainage Scheme

6. No development shall be carried out until a scheme of foul water drainage has been submitted to and approved in advance and in writing by the County Planning Authority. The scheme shall include:
- Inclusion of pollution control measures; and
 - Evidence of agreement with the Local Water Authority.

Thereafter, the foul water drainage details shall be implemented in full as approved throughout development hereby permitted.

Reason: To accord with paragraphs 103 and 120 of the NPPF (2012) to ensure that impacts through flooding and pollution are not caused.

Contamination Remediation Strategy

7. No development shall be carried out until a remediation strategy to address the risk of contamination at the site has been submitted to and approved in advance in writing by the County Planning Authority. The Contamination Remediation Strategy shall include:
- 1) A site investigation scheme, based on the Phase 1 Environmental Site Assessment to provide information for a detailed assessment of the risk to all receptors that may be affected both on and off site (taking into account construction/demolition methods and including both human and groundwater receptors);

Date 09/01/15

Signed
Strategic Planning Manager

Continuation Sheet

- 2) Based on the results of the site investigation and detailed assessment of risk referred to in (1) an options appraisal and remediation strategy; and
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy referred to in (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and contingency action.

Thereafter, the approved remediation strategy shall be implemented in full.

Reason: To accord with paragraph 120 and 121 of the NPPF (2012) to ensure that pollution impacts through contamination are not caused.

Construction Method Statement

8. No development shall be carried out until a Construction Method Statement has been submitted to and agreed in advance and in writing by the County Planning Authority. The Construction Method Statement shall include:

- The method of construction, including details of any piling and foundation design using penetrative methods;
- The method of demolition; and
- The method of controlling and discharging groundwater during construction.

Thereafter, the approved Construction Method Statement shall be implemented in full.

Reason: To accord with paragraph 120 and 121 of the NPPF (2012) to ensure that pollution impacts through contamination are not caused.

Materials/Finishes

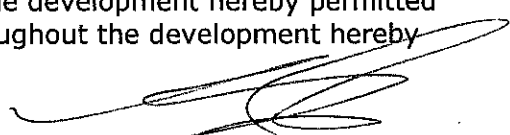
9. No development shall be carried out until a schedule of materials and finishes (including samples) to be used for external walls, roofs, flue stacks, Air cooled condenser structure, of the proposed building(s) has been submitted to and approved in advance in writing by the County Planning Authority. Once approved, the development shall be constructed in accordance with the approved schedule of materials.

Reason: In the interests of amenity and to ensure a development of a quality finish.

Weighbridge

10. Prior to the commencement of development a scheme setting out the detailed design and layout of the proposed weighbridge and associated office (as identified on the 'Proposed Site Layout' plan DG/ES/FOR/APPL/03 dated November 2013) shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include a schedule of materials and finishes and scope of any refurbishment. The scheme shall thereafter be implemented prior to the development hereby permitted being brought into use, and maintained in full throughout the development hereby permitted.

Date 09/01/15

Signed
Strategic Planning Manager 

Continuation Sheet

Reason: To accord with paragraphs 56 and 58 of the NPPF to ensure good design.

Fencing

11. Prior to the commencement of development a detailed scheme of all new fencing and gates (which shall substantially accord with the approved plans (TE/1093/308F, TE/1093/309A, TE/1093/310B, TE/1093/311 and include acoustic fencing specifications) shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of location, style, and finishes of the fences/gates to be used. Thereafter, all fencing shall be erected in accordance with the approved scheme prior to the commencement of any other construction at the site and thereafter maintained in accordance with the approved scheme throughout the operation of the development.

Reason: To ensure good design, security, and in the interest of amenity.

CCTV

12. Prior to the commencement of development a scheme of all CCTV shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of the number, location and type of CCTV to be used. The scheme shall thereafter be implemented and maintained in full, throughout the development hereby permitted.

Reason: To accord with paragraph 58 of the NPPF to promote safe and accessible environments.

Construction Management Scheme

13. No development shall be carried out (including any demolition and site clearance) until a Construction Management Scheme has been submitted to and approved in advance and in writing by the County Planning Authority. The scheme shall provide details on the following matters:
- The parking of vehicles by construction site operatives;
 - Details of public engagement both prior to and during construction works;
 - Dust suppression measures/load sheeting;
 - The storage, loading and unloading of plant, materials and waste;
 - Temporary lighting;
 - The erection and maintenance of construction screening/hoardings;
 - The provision of wheel washing and/or other works required to mitigate the impact of construction upon the public highway;
 - Traffic management, including the anticipated number, frequency and types of vehicles used during construction (including a framework for managing abnormal loads);

Date ...09/01/15...

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Continuation Sheet

- The measures to minimise noise producing activities.

Thereafter, the scheme shall be implemented and adhered to as approved throughout the entire construction period of the development hereby permitted.

Reason: In the interests of highway safety and the amenities of the locality.

Signage

14. No development (including any demolition and site clearance) shall be carried out until details of signage (which shall substantially accord with the approved plans (TE/1093/308F, TE/1093/309A, TE/1093/310B, and TE/1093/311); advising of potential conflict between users of Public Rights of Way and precedence of public rights, advising of potential conflict between one-way and two sections of the eastern haul route, Speed restrictions on haul routes, and directive signage within the application site, have been submitted to and approved in advance and in writing by the County Planning Authority. The approved signage shall be installed within agreed timeframes and thereafter be maintained throughout the development hereby permitted.

Reason: In the interests of road safety.

Access

15. Prior to the commencement of development hereby permitted a detailed scheme of final layouts for all vehicular and pedestrian/cyclist accesses serving the development (which shall substantially accord with the approved plans (TE/1093/308F, TE/1093/309A, TE/1093/310B, and TE/1093/311) including details of, construction methods, kerbs, user segregation measures, surfacing materials, surface markings, and measures for on-going maintenance (including vegetation clearance) shall be submitted for approval in advance in writing by the County Planning Authority. Thereafter, all vehicular and pedestrian/cyclist accesses shall be constructed in accordance with the approved scheme prior to the commencement of any other construction at the site (with the exception of fencing as required by condition 11) and thereafter maintained in accordance with the approved scheme throughout the operation of the development.

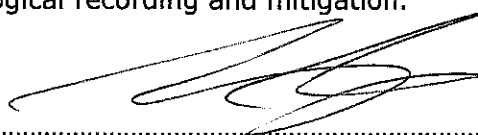
Reason: In the interests of road safety and amenity.

Archaeology

16. No development shall be carried out (including any demolition and site clearance) until a scheme of archaeological work has been submitted to and approved in advance in writing by the County Planning Authority. The scheme shall accord with the Outline Mitigation Strategy (Environmental Statement Response to Regulation 22 Request and Additional Information, Section 4, Dated February 2014) and include a written scheme of investigation to include the scope of archaeological recording and mitigation.

Date 09/01/15

Signed
Strategic Planning Manager



Continuation Sheet

Thereafter the scheme of archaeological work shall be implemented in full in accordance with a timetable to be agreed within the scheme.

Reason: In the interests of local heritage and archaeology.

Vegetation Clearance/Tree Protection

17. Prior to the commencement of development hereby permitted a scheme of vegetation and tree removal/tree protection shall be submitted for approval in advance and in writing by the County Planning Authority. The scheme shall include:

- The extent and methodology of any tree/vegetation/hedgerow pruning (which shall be minimised as far as possible);
- The construction methods for permanent fence installation and access surfacing to minimise the potential impact upon tree roots and landscape features;
- Details of tree protection methods during construction;
- The timing of works to ensure that protection of potential breeding birds.

Thereafter the approved the scheme shall be carried out in full.

Reason: In the interests of ecology, biodiversity and environment of the development.

Landscaping

18. Prior to the commencement of the development, a landscape scheme detailing all planting and grassing proposals shall be submitted to the County Planning Authority for approval in writing. The scheme shall include details of species, planting sizes, soil amelioration, planting spacing, and replacement planting for any trees/vegetaion removed. The approved scheme shall be implemented in full in the first planting season (Nov-Feb) following the commencement of the development. Thereafter the approved scheme shall be maintained in accordance with the approved scheme throughout the period of the development hereby approved. Any trees plants which 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, unless the County Planning Authority gives written consent for any variation.

Reason: In the interests of the environment of the development.

PRIOR TO USE**Contamination Verification report**

19. Prior to the development hereby permitted being brought into use a verification report demonstrating compliance with the measures set out in the approved Contamination Remediation Strategy and effectiveness of the remediation Strategy (including the results of all sampling and monitoring carried out) shall be submitted to and approved in advance and in writing by the County Planning Authority. The verification report shall also include a long-term monitoring and maintenance plan for monitoring

Date09/01/18.....

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Strategic Planning Manager

Continuation Sheet

pollutant linkages, maintenance and arrangements for contingency action, and means of reporting to the County Planning Authority. Thereafter the long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To accord with paragraph 120 and 121 of the NPPF (2012) to ensure that pollution impacts through contamination are not caused.

Delivery and Servicing Management Plan

20. Prior to the development hereby permitted being brought into use a Delivery and Servicing Management Plan shall be submitted to and approved in writing in advance by the County Planning Authority. The plan shall set out the arrangements for the loading and unloading of deliveries, frequency, routing, timing, and measures for on-going review. Thereafter the approved plan shall be implemented in full throughout the period of the development hereby permitted.

Reason: In the interests of road safety.

Parking

21. The development hereby approved, shall not be brought into use until the proposed vehicular parking, and covered secure cycle parking spaces (as identified on the 'Proposed Site Layout' plan DG/ES/FOR/APPL/03 dated November 2013) have been provided within the site in accordance with final details of finishes to be submitted to and approved in advance in writing by the County Planning Authority. Parking shall thereafter be retained at all times for their designated use.

Reason: To accord with paragraph 34 of the NPPF to encourage the use of sustainable forms of transport.

Travel Plan

22. The development hereby approved shall not be brought into use until a Travel Plan setting out the measures to encourage the use of sustainable forms of transport has been submitted to and approved in advance in writing by the County Planning Authority. Upon occupation of the development hereby approved, the Travel Plan shall be implemented in full throughout the period of the development hereby approved.

Reason: To accord with sustainable transport policies.

Noise Management Plan

23. Prior to the commencement of development a noise management plan detailing the measures to be taken to ensure 'best practicable means' of noise reduction (including provision for ongoing review, and dealing with noise complaints), shall be submitted for approval in writing by the County planning Authority. Thereafter the approved plan shall be implemented in full throughout the period of the development hereby approved and made known to all site operatives.

Date09/01/15.....

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Strategic Planning Manager

Continuation Sheet

Reason: To protect the amenities of local residents.

R1 Certification

24. Prior to the gasification plant being brought into use, the applicant shall submit, to the County Planning Authority, verification that the gasification plant has achieved R1 status from the Environment Agency at Stage 1 (i.e. the design information stage) of the R1 application process.

Reason: To confirm the status of the gasification plant in order to ensure that the proposal would move waste up the waste hierarchy in accordance with PPS10 and to ensure compliance with Policy W10 of the West Sussex Waste Local Plan.

CONTROLLING CONSTRUCTION**Hours of Construction and Deliveries**

25. Construction (including any demolition and site clearance) of the development hereby permitted, involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or despatched shall only take place between the hours of:

- 08.00 and 18.00 on Monday to Friday inclusive;
- 08.00 and 13.00 on Saturdays; and

not at any time on Sundays, Bank Holidays or Public Holidays.

Reason: To accord with paragraph 123 of the NPPF (2012) in the interests of the amenity of the locality and of local residents.

Unsuspected/Unidentified Contamination

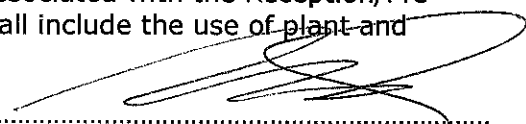
26. In the event that any unsuspected/unidentified contamination is discovered during the provision or renewal of services and any works of demolition, alteration and construction associated with the development hereby permitted, works should cease until a remediation strategy detailing the measures to deal with the contamination has been submitted to and approved in advance and in writing by the County Planning Authority. Thereafter, the approved remediation strategy shall be implemented in full.

Reason: To accord with paragraph 120 and 121 of the NPPF (2012) to ensure that pollution impacts through contamination are not caused.

OPERATIONAL CONDITIONS**Hours of use of Reception/Pre-treatment & Material Recovery Facility**

27. There shall be no waste processing operations associated with the Reception/Pre-treatment & Material Recovery Facility, which shall include the use of plant and

Date 09/01/15

Signed
Strategic Planning Manager 

Continuation Sheet

machinery, outside the hours of 07:00 and 20:00 Monday to Saturday and not at any time on Sundays, Bank Holidays or Public Holidays.

Reason: To accord with paragraphs 109 and 123 of the NPPF (2012) in the interests of the amenity of the locality and of local residents.

Noise Limits

28. The rating level of noise emitted from the site (determined in accordance with BS4142:1997) shall not exceed a level of 35dBA at any time. Noise levels are to be measured at the boundaries of the nearest residential premises.

Reason: In the interests of the amenities of the locality.

Noise Monitoring

29. Within 14 days of the first commission of the gasification plant hereby approved, a suitable noise survey (the methodology for which shall be submitted to and approved in advance in writing by the County Planning Authority) shall be carried out to ensure compliance with limits as set out in condition 28. Should the site fail to comply with set noise limits, all use of plant/machinery shall cease until a scheme to attenuate noise levels to required level has been approved in writing by the County Planning Authority and implemented in full.

Reason: In the interests of the amenities of the locality.

Operational Noise Control

30. No plant, equipment, machinery or vehicle shall be used on the site unless fitted and operated at all times with silencing measures to a standard not less than the up to date manufacturer's UK standard specification.


Reason: To accord with paragraphs 109 and 123 of the NPPF (2012) in the interests of the amenities of the locality.

Odour Control

31. All buildings used for the transfer, sorting, storage and processing of waste materials (Reception/Pre-treatment building & Material Recovery Facility and Residual Waste Treatment building (as identified on the 'Proposed Site Layout' Plan DG/ES/FOR/APPL/03 dated November 2013) shall incorporate and operate negative pressure extraction/ventilation systems and all doors shall remain closed as far as is reasonably practicable.

Reason: To accord with paragraphs 109 and 120 of the NPPF (2012) to minimise odour emissions in the interests of the amenities and environment of the locality.

Date 09/01/15

Signed
Strategic Planning Manager 

Continuation Sheet

Gasification Plant Feedstock

32. Only residual waste (material that remains after the process of waste treatment has taken place that cannot practicably be recycled, composted or recovered any further) shall be used as a feedstock for the gasification plant hereby approved.

Reason: To accord with PPS10 and the West Sussex Waste Local Plan to secure sustainable waste management in accordance with the waste hierarchy.

Storage/Processing of materials

33. No waste transfer, sorting or separating of waste materials/products, or storage or deposit of sorted or unsorted waste materials/products (including gasification plant feedstock) shall take place outside of the waste treatment buildings (Reception/Pre-treatment building & Material Recovery Facility and Residual Waste Treatment building, as identified and the approved 'Proposed Site Layout' Plan DG/ES/FOR/APPL/03 dated November 2013) at any time.

Reason: To accord with paragraphs 109 and 123 of the NPPF (2012) in the interests of amenity and environment of the locality.

Permanent External Lighting

34. External lighting shall only be installed in accordance with the submitted information and plan (Environmental Statement 'Response to Regulation 22 Request and Additional Information' Section 6 & Appendix 6 dated February 2014, and 'proposed site lighting' plan DG/ES/FOR/R22/01 dated February 2014). All external lighting shall be angled, directed or cowled so as to prevent light spillage in an upward direction or cause nuisance outside the site. Furthermore, all lighting shall be timer controlled to avoid night time periods, with the exception of motion activated security lighting.

Reason: To accord with paragraph 125 of the NPPF (2012) to prevent light pollution in the interests of local amenity.

Enclosed Loads

35. All vehicles delivering wastes to the site or removing materials from the site shall have their loads enclosed so as to prevent spillage or loss of materials on the public highway and the release of emissions to air.

Reason: To accord with paragraphs 109 and 123 of the NPPF (2012) in the interests of road safety and of the amenities of the locality.

Quantities of Waste and Record Keeping

36. A record of the quantities (in tonnes) of waste materials delivered to the site (including gasification plant feedstock), and all waste/waste derived products despatched from the site (including residual waste treatment facility by-products)

Date 09/01/15

Signed
Strategic Planning Manager

Continuation Sheet

shall be maintained by the applicant at all times and made available to the County Planning Authority upon request.

Reason: To monitor the development in detail and to inform the County Planning Authority's future waste strategy.

Local Liaison Group

37. Prior to commencement of the operation of the development hereby approved, the applicant shall submit a scheme for approval in writing by the County Planning Authority detailing the establishment of a local liaison group to include representation from the site operator, WSCC, parish councils, local businesses and local resident groups. The scheme shall include details of its objectives, membership, frequency and location of meetings and arrangements for the publication of minutes. Liaison group meetings shall thereafter be held in accordance with the approved scheme.

Reason: In the interests of the local amenities of the area.

INFORMATIVES

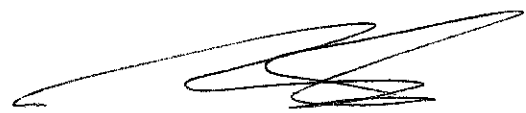
- A. The attention of the applicant is drawn to the detailed comments of the letter from Sussex Police (dated 10 December 2013) relating to their recommendations on crime prevention and security.
- B. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.
- C. The applicant is encouraged to have the new section of footpath (behind Rodney Crescent) dedicated as a Public Right of Way. In this regard, the applicant is advised to contact the WSCC Public Rights of Way Team to discuss entering into a legal order.
- D. The applicant is encouraged to have the re-surfaced section of Rollaston Park formally adopted as Public Highway. In the regard, the applicant is advised to contact the WSCC Highways Implementation Team.
- E. With regard to condition 11, acoustic fencing will be expected adjacent to the eastern haul road from Ford Road until the point behind Rodney Crescent where the access heads west across farmland.

Date 09/01/15

Signed
Strategic Planning Manager

Continuation Sheet

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the report by contacting County Planning, West Sussex County Council or visiting the website at <http://www.westsussex.gov.uk/ePlanning>

Date 09/07/13Signed
Strategic Planning Manager 

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT.

TOWN AND COUNTRY PLANNING ACT 1990

1 Appeals to the Secretary of State

- (a) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- (b) If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
- (c) 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.
- (d) The Secretary of State need not consider an appeal if it seems 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.
- (e) 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 the Secretary of State.

2 Purchase Notices

- (a) 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.
- (b) 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 the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

- 3** Further correspondence about this application should quote the reference number at the top right hand corner of the form.