

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

NON MATERIAL AMENDMENT APPROVED

To: Mr Arjun Singh
75 Wallis Road
London
E9 5LN

Application no: 23/02004/NMA
Applicant: Milton Keynes City Council
Mr Rahul Mundray
Civic
1 Saxon Gate East
Milton Keynes
MK9 3EJ

Milton Keynes City Council, under their powers provided by the above legislation, **Permit** the

Non-material amendment seeking to amend the community hub floorspace (phase A) and the materiality, appearance, massing, balconies, cycle storage and the internal building layout of the proposed buildings as well as the landscaping and boundary treatment (relating to permission ref. 20/00942/OUT for Hybrid application for the redevelopment of the Lakes Estate, comprising: a) Full consent for development of 'Phase A' to provide 308 dwellings, 160sqm flexible retail floorspace, 613sqm community hub floorspace, 220sqm light industrial floorspace, 200sqm for a nursery and an energy centre, and various works; and b) Outline consent (all matters reserved except access, layout and scale) for the demolition of Serpentine Court and the development of 'Phase B' to provide 217 residential dwellings, an extra care facility providing 64 homes, 756sqm of flexible retail floorspace (Use Class A1-A5), car parking, cycle parking and associated landscaping) (Regulation 3 application under the Town and Country Planning General Regulations 1992)

At: Lakes Estate Stoke Road Bletchley Milton Keynes

In accordance with your application, valid on 11th September 2023 and the following drawings:

Received 03.10.2023

HTA-A-PA11-DR-0204 Rev C - Terrace Block 8A & 8B GA Elevation & Section 1
HTA-A-PA30-DR-0221 Rev D - Terrace Block 2B (Handed Block 3B) GA Elevation & Section 1
HTA-A-PA40-DR-0222 Rev E - Terrace Block 1 (Handed Block 2) GA Elevation & Section 1
HTA-A-PA50-DR-0223 Rev D - Terrace Block 1A GA Elevation & Section 1
HTA-A-PA50-DR-0224 Rev E - Terrace Block 1B, 1D & 1E GA Elevation & Section 1

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HTA-A-PA50-DR-0225 Rev E - Terrace Block 2A GA Elevation & Section 1
HTA-A-PA50-DR-0226 Rev D - Terrace Block 2B GA Elevation & Section 1
HTA-A-PA50-DR-0227 Rev D - Terrace Block 3A GA Elevation & Section 1
HTA-A-PA50-DR-0228 Rev D - Terrace Block 3B GA Elevation & Section 1
HTA-A-PA50-DR-0230 Rev E - Terrace Block 4B & 4C GA Elevation & Section 1
HTA-A-PA50-DR-0231 Rev B - Terrace Block 1C GA Elevation & Section 1
HTA-A-PA50-DR-0232 Rev A - Terrace Block 3C GA Elevation & Section 1
HTA-A-SW00-DR-0411 Rev C - Typical House Type Sheet 2 Detail Sections & Elevation

Received 16.10.2023

HTA-A_PA50_DR_0161 Rev E - Proposed Masterplan (GF) Melfort Drive

Received 18.10.2023

HTA-A-SW--00-DR_0100 - Sub-Phasing Site Plan

Received 26.10.2023

HTA-A_PA11_DR_0134 Rev E - Proposed Masterplan (GF) Serpentine Court (Phase A) (1 of 2)
HTA-A_PA11_DR_0135 Rev E - Proposed Masterplan (GF) Serpentine Court (Phase A) (2 of 2)

Received 05.09.2023 (continued)

HTA-A_PA50_DR_0196 Rev B - Proposed Site Elevations and Sections 2 Melfort Drive

HTA-A-PA30-DR-0240 Rev H - Flat Block Type A GA Plan 1
HTA-A-PA30-DR-0241 Rev H - Flat Block Type A GA Plan 2
HTA-A-PA30-DR-0242 Rev D - Flat Block Type A GA Elevation 1
HTA-A-PA30-DR-0280 Rev E - Flat Block Type A GA Section 1
HTA-A-PA50-DR-0245 Rev H - Flat Block Type B GA Plan 1
HTA-A-PA50-DR-0246 Rev H - Flat Block Type B GA Plan 2
HTA-A-PA50-DR-0281 Rev E - Flat Block Type B GA Section 1
HTA-A-PA11-DR-0260 Rev F - Flat Block Type E1 GA Plan 1
HTA-A-PA11-DR-0261 Rev F - Flat Block Type E1 GA Plan 2
HTA-A-PA11-DR-0262 Rev F - Flat Block Type E1 GA Plan 3
HTA-A-PA11-DR-0263 Rev D - Flat Block Type E1 GA Elevation 1
HTA-A-PA11-DR-0264 Rev D - Flat Block Type E1 GA Elevation 2

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HTA-A-PA11-DR-0265 Rev F - Flat Block Type E2 GA Plan 1
HTA-A-PA11-DR-0266 Rev F - Flat Block Type E2 GA Plan 2
HTA-A-PA11-DR-0268 Rev D - Flat Block Type E2 GA Elevation 1
HTA-A-PA11-DR-0269 Rev D - Flat Block Type E2 GA Elevation 2
HTA-A-PA11-DR-0284 Rev E - Flat Block Type E1 GA Section 1
HTA-A-PA11-DR-0286 Rev E - Flat Block Type E2 GA Section 1
HTA-A-SW00-DR-0420 Rev B - Typical Flat Type Sheet 1 Detail Sections & Elevation
HTA-A-SW00-DR-0421 Rev B - Typical Flat Type Sheet 2 Detail Sections & Elevation
HTA-A-SW_00_DR_0320 Rev G - Affordable 2B4P House Type 1
HTA-A-SW_00_DR_0322 Rev G - Affordable 3B5P House Type 1

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HTA-A-SW_00_DR_0323 Rev G - Affordable 4B7P House Type 1
HTA-A-SW_00_DR_0324 Rev F - Affordable 5B8P House Type 1
HTA-A-SW00-DR-0422 Rev B - Typical Flat Type Sheet 3 Detail Sections & Elevation

Received 29.09.2023

HTA-A-PA50-DR-0229 Rev E - Terrace Block 4A GA Elevation & Section 1
HTA-A-PA50-DR-0247 Rev E - Flat Block Type B GA Elevation 1
HTA-A-SW00-DR-0410 Rev B - Typical House Type Sheet 1 Detail Sections & Elevation
HTA-A-PA30-DR-0220 Rev D - Terrace Block 1B GA Elevation & Section 1

Received 05.09.2023

HTA-A_SW00_DR_0108 Rev C - Proposed Site Location Plan Phase A and Phase B
HTA-A_PA11_DR_0130 Rev D - Proposed Site Plan Serpentine Court (1 of 2)
HTA-A_PA11_DR_0131 Rev D - Proposed Site Plan Serpentine Court (2 of 2)
HTA-A_PA11_DR_0132 Rev E - Proposed Masterplan (GF) Serpentine Court (1 of 2)
HTA-A_PA11_DR_0133 Rev E - Proposed Masterplan (GF) Serpentine Court (2 of 2)
HTA-A_PA11_DR_0136 Rev C - Proposed Open Space Plan Serpentine Court (1 of 2)
HTA-A_PA11_DR_0137 Rev B - Proposed Open Space Plan Serpentine Court (2 of 2)
HTA-A_PA11_DR_0138 Rev B - Proposed Levels Plan Serpentine Court (1 of 2)
HTA-A_PA11_DR_0139 Rev B - Proposed Levels Plan Serpentine Court (2 of 2)
HTA-A_PA30_DR_0150 Rev D - Proposed Site Plan Drayton Road
HTA-A_PA30_DR_0151 Rev E - Proposed Masterplan (GF) Drayton Road
HTA-A_PA30_DR_0152 Rev C - Proposed Open Space Plan Drayton Road
HTA-A_PA30_DR_0153 Rev B - Proposed Levels Plan Drayton Road
HTA-A_PA40_DR_0155 Rev D - Proposed Site Plan Burnmoor Close
HTA-A_PA40_DR_0156 Rev E - Proposed Masterplan (GF) Burnmoor Close

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HTA-A_PA40_DR_0157 Rev B - Proposed Open Space Plan Burnmoor Close
HTA-A_PA40_DR_0158 Rev B - Proposed Levels Plan Burnmoor Close
HTA-A_PA50_DR_0160 Rev D - Proposed Site Plan Melfort Drive
HTA-A_PA50_DR_0162 Rev B - Proposed Open Space Plan Melfort Drive
HTA-A_PA50_DR_0163 Rev B - Proposed Levels Plan Melfort Drive
HTA-A_PB11_DR_0175 Rev B - Proposed Site Elevations Serpentine Court (Phase A Area)
HTA-A_PB11_DR_0176 Rev B - Proposed Site Elevations Serpentine Court (Phase A Area)
HTA-A_PA30_DR_0185 Rev B - Proposed Site Elevations and Sections 1 Drayton Road
HTA-A_PA40_DR_0190 Rev B - Proposed Site Elevations and Sections 1 Burnmoor Close
HTA-A_PA50_DR_0195 Rev B - Proposed Site Elevations and Sections 1 Melfort Drive

Condition Amendments

(4) No building or use hereby permitted shall be occupied or the use commenced of the relevant part, phase, or sub-phase of the development until the vehicular access for the relevant part, phase, or sub-phase of the development has been provided and thereafter retained at the position shown on the approved plans. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interests of highway safety in accordance with Policy D1 of Plan:MK (2019).

(5) No building or use hereby permitted shall be occupied or the use commenced of the relevant part, phase, or sub-phase of the development until the car/vehicle parking area for the relevant part, phase, or sub-phase of the development shown on the approved plans has been constructed, surfaced and permanently marked out, including the provision of electric vehicle charging points. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with Policies SD1, D1 and CT10 of Plan:MK (2019).

(6) No building or use hereby permitted shall be occupied or the use commenced of the relevant part, phase, or sub-phase of the development until the cycle parking provision for the relevant part, phase, or sub-phase of the development shown on the approved plans has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be

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available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with Policy CT3 of Plan:MK (2019).

(8) No development shall take place above slab level for each phase or sub-phase of the development until full details of both hard and soft landscape works for the relevant phase or sub-phase of the development have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans at a minimum scale of 1:300 with schedules of plants noting species, supply sizes and proposed densities; and a tree planting details drawing. The planting plans shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels and contours; visibility splays; proximity between street lights and tree planting; proposed and existing functional services above and below ground. All hard and soft landscape works shall be carried out in accordance with the approved details and prior to the first occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. Thereafter the hard and soft landscape works shall be maintained and retained in situ.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with Policies D1 and D2 of Plan:MK (2019).

(9) No development shall take place above slab level for each phase or sub-phase of the development until details of the proposed boundary treatments for the relevant phase or sub-phase of the development have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and including a schedule specifying the type, height, composition, elevation appearance of boundary treatment throughout the site. The development shall be carried out in accordance with the approved details prior to the occupation of each dwelling to which the boundary treatment relates, and shall thereafter be retained in that form.

Reason: To provide adequate privacy, to protect the external character and appearance of the

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area and to minimise the effect of development on the area in accordance with policy D1 of Plan:MK (2019).

(10) Prior to the commencement of development of each phase, sub-phase, or part of the development, an open space scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the details, specification and plans for all areas of open space including four local play areas, a neighbourhood play area and environmental improvements to public realm, public parks and amenity spaces. The approved scheme shall be completed in its entirety in accordance with the approved details and completed prior to the occupation of the last 50 percent of dwellings of development Phase A in its entirety, and maintained thereafter.

Reason: To ensure that standards of public open space provision including play areas is made within the development in accordance with Policy L4 and Appendix C (Public Open Space Provision In New Estates).

(28) Notwithstanding the details of forward visibility shown on drawing DWG/2662/SC1/004 Rev. B, prior to the initial occupation of the relevant phase or sub-phase of the development the applicant shall submit for the approval in writing by the Local Planning Authority details of forward visibility envelopes within the relevant phase or sub-phase of the development to show no obstruction to visibility caused by parked vehicles. The development including car parking spaces and landscaped areas shall be laid out and constructed in accordance with the approved details.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(11) Prior to the initial occupation of each phase or sub-phase of the development, a landscape management and maintenance plan for the relevant phase or subphase of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. Landscape design and management plans to support a written document;
- b. A conveyance style plan showing the division of responsibility for the areas of public amenity space, areas to be privately managed as communal amenity or incidental space, areas proposed to be adopted by highways as street landscaping and those areas of private garden amenity space within the relevant phase or sub-phase;
- c. The open space specification of maintenance and management operations appropriate over

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the short, medium and long-term in perpetuity;

d. Specify who will be taking on management and maintenance responsibilities for all open space, public amenity and communal greenspace within the relevant phase or sub-phase;

The approved scheme shall be implemented thereafter in perpetuity.

Reason: To safeguard the appearance and biodiversity of the area in accordance with Policy D1 and Policy NE3 of Plan:MK (2019).

(12) All mitigation and compensation recommendations set out in the CSA/3612/02 Ecological Impact Assessment dated February 2020 shall be implemented at the appropriate stage of the development and no later than one year after the final occupation of each phase or sub-phase of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with Policy NE3 of Plan:MK (2019).

(14) Prior to commencement of each phase or sub-phase the development, full details of replacement tree planting for the relevant phase or sub-phase of the development in accordance with BS 8545: 2014 shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: tree sizes, species, planting locations, planting spacing's, pre-planting ground preparations, planting method and long term maintenance. Also where appropriate details of root deflection barriers and permanent protective measures against soil compaction, vehicle impact, de-icing salt etc. should be included. Particular attention should be paid to ensuring the trees are planted in a sufficient quantity of high quality growing medium, to ensure their quick establishment and the early provision of maximum benefit to the locality. Tree species must be chosen to maximise biodiversity, climate change resilience and human interest, mono cultures will not be acceptable. Any trees failing to thrive within five years of planting to be replaced in accordance with the original planting specification.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with policies D1, D2, D4 and NE5 of Plan:MK.

(15) No building or use hereby permitted shall be occupied or the use commenced of the relevant part, phase, or sub-phase of the development until the SuDS scheme for the relevant part of the site has been completed in accordance with the approved Sustainable Drainage Strategy. The SuDS scheme shall be managed and maintained thereafter in accordance with the

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agreed management and maintenance plan.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into the proposal and maintained for the lifetime of the proposal in accordance with policies FR1 and FR2 of Plan:MK (2019).

(16) The drainage strategy hereby approved shall be carried out in accordance with the approved plans and specifications prior to the occupation of the building(s) within each phase or sub-phase unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure satisfactory and sustainable surface water drainage to prevent the increased risk of flooding on or off site in accordance with policy FR2 of Plan: MK.

(17) No building or use hereby permitted shall be occupied or the use commenced of the relevant part, phase, or sub-phase of the development until a waste management plan for the relevant part, phase, or sub-phase of the development has been submitted to and approved in writing by the Local Planning Authority. The operation of the use shall thereafter be carried out in full accordance with the approved waste management plan.

Reason: In order to ensure there are adequate facilities for the storage and recycling of recoverable materials in accordance with Policy D1 of Plan:MK.

(18) No development, including any works of demolition, for each phase or subphase shall take place until a Construction Environmental Management Plan (CEMP) for the relevant phase or sub-phase of the development has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include site procedures to be adopted during the course of construction including:

- a. routes for construction traffic
- b. Method of prevention of mud being carried onto the highway
- c. location of site compound
- d. loading and unloading of plant and materials
- e. the erection and maintenance of security fencing/hoardings and lighting
- f. proposed temporary traffic restrictions
- g. parking of vehicles of site operatives and visitors

The development shall be carried out in full accordance with the approved CEMP.

Reason: To ensure there are adequate mitigation measures in place, in the interests of highway

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and pedestrian safety and in order to protect the amenities of existing and future residents in accordance with Policies D1, D5 and NE6 of Plan:MK.

(19) Prior to the initial occupation of the relevant part, phase, or sub-phase of the development hereby permitted, details of the external lighting scheme including feature and security lighting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall take into account the impact on highway safety. The approved scheme shall be implemented prior to the initial occupation of the building(s) within each part, phase, or sub-phase of the development and retained thereafter.

Reason: To protect the appearance and character of the area and in the interests of highway safety in accordance with Plan: MK 2019 Policies CT1, CT2 and CT3.

(20) No development shall take place above slab level for each phase or sub-phase of the development hereby permitted until a detailed design of building facades, including acoustic performance, for the relevant phase or sub-phase of the development has been submitted to and approved in writing by the local planning authority. The approved mitigation measures shall be fully implemented prior to the first occupation of the use hereby permitted within the relevant phase or sub-phase of the development and shall thereafter be maintained and retained as approved.

Reason: To safeguard the amenity of existing and future residents in accordance with Policies D5 and NE6 of Plan:MK (2019).

(21) No development shall take place above slab level for each phase or sub-phase of the development hereby permitted until the acoustic details of any fixed mechanical plant within the relevant phase or sub-phase of the development has been submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented prior to the first occupation of the use hereby permitted within the relevant phase or sub-phase of the development and shall thereafter be maintained and retained as approved.

Reason: To safeguard the amenity of existing and future residents in accordance with Policies D5 and NE6 of Plan:MK (2019).

(23) Details of the appearance and landscaping (hereinafter called "the reserved matters") in relation to the outline element shall be submitted to and approved in writing by the Local Planning Authority before any development at this site begins for that element of development and shall be carried out as approved.

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Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

(25) Prior to the commencement of the development for each phase or sub-phase of the development details of the estate roads and footways shall be submitted to and be approved in writing by the Local Planning Authority. No dwelling within the relevant phase or sub-phase shall be occupied until the estate roads and footways which provide access to it from the existing highway have been laid out and constructed in accordance with the approved details. The estate road and footways so laid out shall be retained thereafter.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

(26) Prior to the initial occupation of each phase or sub-phase of the development the visibility splays shown on the approved drawings for the relevant phase or sub-phase of the development shall have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 0.6m in height above the nearside channel level of the carriageway thereafter.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(27) Notwithstanding the details shown on drawings DWG/2662/IN2/007 (Draft) & MKR_HTA-L_PA20-XX_0906 Revision C, prior to the initial occupation of the relevant phase or sub-phase of the development the applicant shall submit for approval in writing by the Local Planning Authority, details of design levels, horizontal alignment, vehicle tracking and structural support for the Stoke Road (south) access road. The access road shall be laid out and constructed in accordance with the approved details.

Reason: In order to minimise danger, inconvenience and obstruction to users of the highway.

All conditions applied to the original planning permission remain in force.

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Building Regulations

Please note that this is a planning permission only and you may also require approval under the Building Regulations. If you are in any doubt about this you can get further information via <https://www.milton-keynes.gov.uk/planning-and-building/building-control> or the Building Control Helpline Tel. (01908) 252721.

Your attention is drawn to the attached notes



Jon Palmer MRTPI – Head of Planning
For and on behalf of the Council

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Appeals to the Secretary of State

There is not an appeal process for this type of planning application.

Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 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 (District Council, London Borough Council, or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State appeal or reference of the application to him.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

The Party Wall etc. Act 1996

Anyone intending to carry out work described in the Act **MUST** give adjoining owners at least 2 months notice in writing of their intentions.

The Act covers:-

- (i) work to be carried out directly to an existing party wall or structure
- (ii) new building at or astride the boundary line between properties
- (iii) excavation within 3 or 6 metres of a neighbouring building or structure, depending on the depth of the hole or foundations

If you are not sure whether the Act applies to work that you are planning, you should seek professional advice. A free explanatory booklet is available from ODPM Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7BN. Tel 0870 1226236 e-mail odpm@twoten.press.net