

Full planning permission

APPLICATION NO: PA/2025/1146

Address/Agent:

Mr Colin Wilkie
Uniper Hydrogen UK Ltd
Compton House
2300 The Crescent
Birmingham Business Park
SOLIHULL
B37 7YE

Applicant: Mr Colin Wilkie, Uniper Hydrogen UK Ltd

North Lincolnshire Council hereby gives notice that the application received on 03/10/2025 for:

Planning permission for the construction and operation of a low carbon (green) hydrogen production facility with an installed electrolyser capacity of 120 MW, including electrolyser units and power supplies, a water treatment plant, cooling equipment, hydrogen purification equipment, a hydrogen storage facility, a control building/stores and maintenance and laydown areas (EIA Development) - Killingholme Power Station, Chase Hill Road, Killingholme, Immingham, DN40 3LU

has been considered and that permission for this development in accordance with the plans and written particulars submitted, and the Environmental Statement which accompanied it, has been granted subject to the following conditions and reasons:

1.
The development must be begun before the expiration of five years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
When the development is no longer required as a hydrogen production facility (HPF), a scheme for the decommissioning of the hydrogen production facility (HPF) and its ancillary equipment shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of how the land is to be restored and shall include a programme for the completion of the decommissioning and restoration works. It shall make provision for the removal from the land of all the associated above-ground works approved under this permission unless re-use of those above-ground works can be identified as well as details of the management and timing of any works and an environmental management plan to include details to be taken during the decommissioning period to protect wildlife and habitats. Thereafter, the decommissioning of the HPF shall be undertaken in

accordance with the approved details and timings.

Reason

In order to ensure that the decommissioning phase is completed with limited disturbance to the local area and the site is restored to its former appearance and use.

3.

The development hereby permitted shall be carried out in accordance with the following approved plans/details:

Site location plan dated 17/09/2025

Site plan Figure 2-1 dated 28/07/2025

Site block plan dated 10/09/2025

Site Layout 21619867-ZZ-XX-DR-ZT-0001 Rev F02

Reason

For the avoidance of doubt and in the interests of proper planning.

4.

Before any decommissioning takes place on the site a Decommissioning Traffic Management Plan [DTMP] shall be submitted to and approved in writing by the LPA. Thereafter only the approved scheme shall be implemented during the decommissioning phase of the development. There shall be no deviation from the approved Decommissioning Traffic Management Plan without the prior permission in writing of the LPA.

Reason

In order to assess and mitigate any potential impacts on the Strategic Road Network during the decommissioning phase and in the interests of highway safety.

5.

No development shall take place until a construction phase traffic management plan showing details of the following has been submitted to and approved in writing by the local planning authority:

- A pre/post construction condition survey of the carriageway to identify any defects and how they will be rectified.
- All associated traffic movements, including delivery vehicles and staff/construction movements
- Any abnormal load movements
- contractor parking and welfare facilities
- storage of materials
- traffic management requirements including the means of controlling the deposition of mud onto the adjacent highway along with the appropriate methods of cleaning the highway as may be required

Once approved the construction phase traffic management plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

To ensure the development is carried out in a safe manner in the interests of highway safety.

6.

The development hereby permitted shall be carried out in accordance with the final finished details of the internal and external appearance of all the proposed buildings on the site, together with the make, type and colour of all external facing materials. These details shall all be submitted to and approved in writing by the local planning authority. The detailed design of all the buildings on the site shall be based upon the following indicative floor plans and elevations:

Administration & Control Building Elevations - 21619867-ZZ-XX-DR-ZT-0011
Water Treatment Building Plan - 21619867-ZZ-XX-DR-ZT-0010
Water Treatment Building Plans - 21619867-ZZ-XX-DR-ZT-0008
Administration & Control Building Plans - 21619867-ZZ-XX-DR-ZT-0009
Water Treatment Building Elevations - 21619867-ZZ-XX-DR-ZT-0012
Elevation Plan Phase 1 - 21619867-ZZ-XX-DR-ZT-0005
Administration & Control Building Plans - 21619867-ZZ-XX-DR-ZT-0007

Reason

In the interests of good design.

7.

The development shall not be occupied until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority with all subsequent phases of development needing an updated surface water drainage scheme, following consultation with the Lead Local Flood Authority and be based upon the principles outlined within the "*Surface Water Drainage Strategy Document - XXXX-ARP-EN-ACH010-0010 (dated 28/11/2025)*". The scheme shall follow sustainable drainage principles using on-site attenuation with discharge restricted to 16.6l/s. The scheme shall ensure that surface water run-off does not exceed agreed rates, and it shall include the layout of SuDS features, attenuation areas, exceedance flow routes, discharge points, and evidence through hydraulic modelling that the system can manage the 1 in 100-year storm plus climate change allowance. The approved drainage scheme shall be implemented prior to the occupation/operation of the development in accordance with the approved details.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy.

8.

No development, including site clearance and enabling works, shall commence until a construction phase surface water management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out the measures to be employed to control surface water run-off and pollution during construction, including the design and maintenance of any temporary drainage systems. The approved plan shall be implemented in full throughout the construction period and until such time as the permanent drainage system is operational.

Reason

To ensure that construction works do not give rise to uncontrolled surface water run-off, flood risk or pollution, in accordance with policies DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy.

9.

The development hereby permitted shall not be first brought into use until an effective method of preventing surface water run-off from hard paved areas within the site onto the highway and an effective method of preventing surface water run-off from the highway onto the developed site have been provided in accordance with details which have first been submitted to and approved in writing by the local planning authority and shall thereafter be retained for the lifetime of the development.

Reason

In the interests of highway safety, to prevent the increased risk of flooding, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures.

10.

The development shall not be occupied/brought into operation until a management and maintenance plan for the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out arrangements for the adoption, management and maintenance of the sustainable drainage system, identifying the responsible organisation(s) and the funding mechanism to secure its operation for the lifetime of the development. The development shall thereafter be maintained in accordance with the approved plan.

Reason

To ensure that the drainage system is appropriately maintained in the long term, in the interests of reducing flood risk and safeguarding water quality, in accordance with the National Planning Policy Framework.

11.

The development shall not be occupied until a Water Quality Scheme has been submitted to and approved in writing by the Local Planning Authority, following consultation with the Lead Local Flood Authority. The scheme shall demonstrate that surface water drainage has been designed in accordance with the National Standards for Sustainable Drainage Systems (DEFRA, 2025) and North Lincolnshire Council SuDS guidance, ensuring that water quality is adequately treated. The scheme shall address the four pillars of SuDS, including water quantity, water quality, amenity, and biodiversity, and shall provide evidence that the proposed SuDS features meet water quality objectives using the CIRIA Simple SuDS indices or an equivalent method. The approved scheme shall be implemented prior to the first occupation of the development.

Reason

To ensure that surface water is managed to maintain and improve water quality, in accordance with the National Standards for SuDS, CIRIA guidance, North Lincolnshire Council SuDS guidance, and CS18 and CS19 of North Lincolnshire Core Strategy.

12.

No development shall commence until a strategic water resources strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. The strategy will confirm non-domestic water is available to serve the development and should explore innovative solutions which may help reduce overall water demand.

Reason

To ensure domestic water supply is not jeopardised and to protect water resources and ensure sustainable development.

13.

Prior to the commencement of development, full details regarding the on-site package treatment plant must be submitted to and approved in writing by the local planning authority. These details must include information regarding permitting of the on-site package sewage treatment plant from the Environment Agency, as well as information about the adopting body and the plan for ongoing maintenance. The development shall be carried out in strict accordance with the approved package treatment plant details prior to first occupation and shall be retained as such thereafter.

Reason

To ensure satisfactory foul drainage from the development and to safeguard the receiving water body.

14.

In respect of land contamination, no development hereby permitted shall take place until a Phase 1 desk study and a written report of the findings of an Investigation and Risk Assessment, in addition to any assessment provided with the planning application, have been submitted to and approved in writing by the local planning authority.

The Phase 1 Desk Study shall identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters relevant to the site, establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the Desk Study shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). A non-technical summary shall be provided.

The Investigation and Risk Assessment must assess the nature and extent of any contamination on the site, whether it originates on the site, and be undertaken by competent persons. The written report must include:

- (i) a survey of the extent, scale, and nature of contamination.
- (ii) an assessment of the potential risks to human health; existing or proposed property (including buildings, crops, livestock, pets, woodland and service lines and pipes); adjoining land; groundwaters and surface waters; ecological systems; archaeological sites; and ancient monuments.
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

The Desk Study and Investigation and Risk Assessment must be conducted in accordance with Environment Agency's Land Contamination Risk Management (LCRM) guidance July 2023.

Reason

To ensure the site is safe for future users and construction workers.

15.

The development hereby permitted shall not start until a detailed remediation scheme

based on the findings of the report approved pursuant to Condition 14 above, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment has been submitted to and approved in writing by the local planning authority. The remediation scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The detailed remediation scheme so approved shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the approved remediation scheme. The local planning authority must be given two weeks written notice of the developer's intention to commence the remediation scheme works.

Reason

To ensure the site is safe for future users and construction workers.

16.

No development further to that required to carry out the approved remediation scheme shall take place until a verification report that demonstrates the effectiveness of the remediation carried out pursuant to Condition 15 above, has been submitted to and approved in writing by the local planning authority.

Reason

To ensure the site is safe for future users and construction workers.

17.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 14 above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 15 above, which is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition 16 above.

Reason

To ensure the site is safe for future users and construction workers.

18.

Construction, demolition and site clearance operations shall be limited to the following days and hours:

07:00 to 19:00hrs Monday to Friday.

07:00 to 13:00hrs Saturday.

No construction, demolition or site clearance operations on Sundays or public holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority.
No Installation of equipment on site shall not be permitted outside these hours without prior written approval from the Local Planning Authority.

Reason

To safeguard residential amenity.

19.

No stage of the development hereby permitted shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved CEMP shall be implemented on the site during the construction period. The CEMP shall include the following:-

Noise and vibration: The CEMP shall set out the particulars of –

- a) the works, and the method by which they are to be carried out;
- b) the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including any noise limits; and
- c) a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures

Light: The CEMP shall set out the particulars of –

- a) Specified locations for contractors' compounds and materials storage areas,
- b) Areas where lighting will be required for health and safety purposes,
- c) Location of potential temporary floodlights,
- d) Identification of sensitive receptors likely to be impacted upon by light nuisance,
- e) Proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

Dust: The CEMP shall set out the particulars of –

- a) Site dust monitoring, recording and complaint investigation procedures
- b) Identification of receptors and the related risk of dust impact at all phases of the development, including when buildings and properties start to be occupied
- c) Provision of water to the site
- d) Dust mitigation techniques at all stages of development
- e) Prevention of dust trackout
- f) Communication with residents and other receptors
- g) A commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority
- h) A no burning of waste policy

Reason

To protect residential amenity

20.

The total cumulative rating level of noise emitted from the development shall not exceed existing background levels as determined in report reference: Uniper Humber

H2ub (Green) – Environmental Statement Volume I – Chapter 10 Noise and Vibration, Dated September 2025, Reference UTL/25/PSP/EC/4279/R. The noise levels shall be determined by measurement or calculation at the nearest noise sensitive premises. The measurements and assessment shall be made according to BS4142:2014+ A1: 2019.

Reason

In the interests of amenity in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

21.

Routine testing of the generators serving the low carbon (green) hydrogen production facility shall be restricted to the hours of 0900 to 1800 Monday to Friday and the testing shall not exceed one hour in duration for any given generator.

Reason

In the interests of amenity in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

22.

In respect of risk posed to controlled waters; No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the LPA. This strategy will include the following components:

1. Up to date Preliminary Risk Assessment (PRA) and conceptual model following the results of an exploratory investigation
2. A detailed site investigation scheme, based on the results from (1) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.
3. A tiered risk assessment using the results of the site investigation referred to in (2).
4. An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.
5. A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the LPA. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 187 of the NPPF and Policy CS18(10) of the North Lincolnshire Core Strategy.

23.

In respect of risk posed to controlled waters, prior to any part of the permitted development being brought into use, a verification report demonstrating the

completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the LPA. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason

To ensure that the site does not pose any further risk to the land and water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 187 of the NPPF and Policy CS18(10) of the North Lincolnshire Core Strategy

24.

If, during development, contamination to controlled waters not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the LPA. The remediation strategy shall be implemented as approved

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the NPPF and Policy CS18(10) of the North Lincolnshire Core Strategy.

25.

The Piling using penetrative method may not commence until such time as a scheme has been submitted to, and approved in writing by, the LPA. The scheme shall be based on the information submitted as part of the application and, where necessary, supported by:

- Foundation Works Risk Assessment
- A conceptual site model
- Specification of the type, number and depth of proposed piles/ foundations/ dimensions of shaft/tunnel/ design of heating and cooling system
- A detailed groundwater monitoring programme including a schedule for submission of interim and final monitoring reports
- A contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of decommissioning piling works.
- Timing/phasing arrangements.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements contained in the scheme, or any details as may subsequently be agreed, in writing, by the LPA.

Reason

To ensure that any proposed piling, does not harm groundwater resources in line with paragraph 187 of the NPPF and Position Statement J and N of The Environment Agency's approach to groundwater protection.

26.

No operation of the hydrogen production facility shall commence until the local planning authority has been provided with either:

- a) an Environmental Permit setting out discharge limits for water-borne pollutants as agreed with the Environment Agency and Natural England; or
- b) a statement from NE to agree that the development will not compromise the Humber SAC/SPA conservation objectives in relation to water quality.

Reason

To protect features of the Humber Estuary SPA and Ramsar site in accordance with policies CS17, of the Core Strategy and policies LC1 and LC2 of the North Lincolnshire Local Plan.

27.

No development shall take place until a Species Protection Plan (SPP) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a) Details of measures to avoid harm to bats, badgers, great crested newts and nesting birds (including little ringed plovers) during site clearance and construction works;
- b) details of road gullies and surface water drainage infrastructure. designed to minimise harm to amphibians

Development shall be carried out only in accordance with the SPP so approved.

Reason

To conserve protected and priority species.

28.

No development shall commence until the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason

To conserve great crested newts.

29.

Prior to development commencing, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the local planning authority in consultation with Humberside International Airport. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and shall include;

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan whilst not significantly increasing the attractiveness of potential feeding, nesting, breeding and roosting opportunities for hazardous bird species in the vicinity of the Airport ;
- d) the timescales for implementation of the HMMP

- e) the timescales for completion of the habitat creation and enhancement works
- f) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- g) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority. Development shall then be carried out in strict accordance with the approved Habitat Management and Monitoring Plan.

Reason

To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

30.

Within six months of first occupation of the development hereby permitted a completion report, evidencing the completed habitat creation and enhancement works, shall be submitted to the local planning authority for its written approval. Thereafter, monitoring reports shall be submitted to the local planning authority in accordance with the approved Habitat Management and Monitoring Plan.

Reason

To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

31.

Within three months of the commencement of development a biodiversity enhancement plan shall be submitted for approval by the local planning authority which shall include the following:

- a) details of bat boxes, bird boxes, and invertebrate boxes to be installed;
- b) details of restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- c) details of habitat enhancements to be carried out for great crested newts;
- d) proposed timings for the above works in relation to the completion of the development.

The development shall be carried out and subsequently maintained in accordance with the approved biodiversity enhancement plan

Reason

To conserve and enhance biodiversity.

32.

No development shall take place until a comprehensive landscaping scheme has been submitted to and approved in writing by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site (including spread and species), and details of any to be retained, together with measures for their protection during the course of development.

Reason

To ensure the development is appropriately landscaped in the interest of good design and the visual amenity of the area.

33.

All planting, seeding, and/or turfing in the details of landscaping pursuant to condition 32 shall be carried out in the first planting and seeding season following the development first having been brought into use. Any trees or plants which within a period of five years from the development being brought into use die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason

To ensure the development is appropriately landscaped in the interest of good design and the visual amenity of the area.

Dated: 20/03/2026

Signed:

A solid black rectangular box used to redact the signature of the official.

Rebecca Brown
Planning Development Manager

Informative 1

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 39 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

Informative 2

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Lincolnshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Informative 3

The applicant’s attention is drawn to the comments made by Humberside Fire and Rescue Service, North East Lindsey Drainage Board and the Environment Agency

WARNING

THIS DOCUMENT DOES NOT CONSTITUTE ANY APPROVAL
UNDER THE BUILDING REGULATIONS

WARNING

This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you read the notes concerning APPEALS below.

Appeals to the Secretary of State

- 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, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision, you must do so within 6 months of the date of this notice.
- Appeals should be made online via [Appeal a planning decision](#). If you do not have access to the internet and need help completing the appeal digitally, you should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.
- Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).
- 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 them 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.

Please note however:

- If your application was for **householder development** (dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular accesses, porches, satellite dishes etc) or for a minor commercial application, you must do so **within 12 weeks** of the date of this notice.
- 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 and you want to appeal against your local planning authority's decision on your application, 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 you want to appeal against the local planning authority's decision on your application, 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.

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 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 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 their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.