

Application: 20241000

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

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **Hyde Housing Association
C/O Ms Anisha Dhillon, Helix
Liberty House
Greenham Business Park
Newbury
Berkshire
RG19 6HS**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Land To The West Of
Nursery Mews
Gravesend
Kent
DA11 7BU**

and being **Erection of 6no. affordable residential dwellings, emergency access / pedestrian / cycle route with associated parking and landscaping.** Your application dated 7th November 2024 is permitted subject to the following:-

1. The development hereby approved shall be begun not later than 3 years following the date of this decision.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

Application Form
7289-LOC01 Rev B - Location Plan
7289-BLOC01 Rev F - Block Plan
7289-001 Rev B - Existing Site Plan
100 Rev M - Proposed Site and Ground Floor Plan
101 Rev K - Proposed Site Plan - Roof Plan
102 Rev H - Proposed Floor Plans
103 Rev I - Proposed Elevations - Sheet 1
104 Rev G - Proposed Elevations - Sheet 2
105 Rev E - Proposed Street Scene and Site Section
PL-106 Rev C - Proposed Visual
107 Rev B - Proposed Cycle/Refuse Stores
L001 Rev B - Tree Constraints Plan

L002 Rev C - Tree Protection Plan

Cover Letter
Habitat Plan
Biodiversity assessment
BNG Small Sites Metric
Ground Investigation Report
BNG Metric
Highways Note
Planting Illustration
Planting Statement
Planning Statement
Ecological Appraisal Letter
Biodiversity Assessment
Acoustic Design Statement
Arboricultural Impact Assessments
Design and Access Statement
Drainage Strategy
Lighting Calculation Report
Lighting Layout
Typical Tree Planting
Planting Plans
Landscape Layout Plan
30 Years Landscape Management and Maintenance Plan/Specification

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

3. The materials used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details shown on Drawing no's. 103 Rev I - Proposed Elevations - Sheet 1 and 104 Rev G - Proposed Elevations - Sheet 2.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

4. No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice/Construction Management Plan covering all environmental impacts of this development is submitted to and approved in writing by the Local Planning Authority.

The Code of Construction Practice/Construction Management Plan shall include details, where relevant, of the following, including any other measures deemed reasonably necessary:

- (A) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery
- (B) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery
- (C) A Construction Traffic Management Plan covering:
 - a. Details of numbers and routing of construction and delivery vehicles to / from site
 - b. Timing of deliveries
 - c. Parking and turning areas for construction and delivery vehicles and site personnel
 - d. Type and location of wheel washing and chassis cleaning facilities
 - e. Temporary traffic management / signage
- (D) Details of the location of the proposed construction compound and location of the parking for construction workers.
- (E) Details of security fencing and other site security measures

- (F) Details of stockpile areas for building materials or for fill or removed topsoil
- (G) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage and onto the highway
- (H) Details of vibration monitoring and mitigation during any necessary piling works
- (I) Details of the location, form and visual appearance of any site hoardings along road frontages and footpaths
- (J) Details of temporary construction or security lighting; and
- (K) Monitoring and review provisions with the Local Planning Authority
- (L) Details of hours of construction.
- (M) Details of the processes to be followed, if protected species are found on site during works. This shall confirm that all works must stop, and an ecologist contacted for further advice. Works shall not recommence, until further details of the protected species found and appropriate mitigation measures are submitted to and approved by the Local Planning Authority, and implemented.

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Reason: To ensure that construction of the development does not result in avoidable congestion on the local highway network, and to protect the amenity of local residents and businesses and protected species and to mitigate the risks to groundwater, in accordance with Policy CS11 (Transport), CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan: Core Strategy (2014).

5. No development shall commence until a Biodiversity Gain Plan, a Biodiversity Management Plan and a Monitoring Plan have been submitted to and approved in writing by the Local Planning Authority. The plans must demonstrate a 10% net gain in biodiversity will occur within a 30-year period as a result of the development. The Biodiversity Management and Monitoring Plan shall include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports. Monitoring reports shall be submitted to the Council during years 2, 5, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management and Monitoring Plan, demonstrating how the Biodiversity Net Gain (BNG) is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The Biodiversity Management and Monitoring Plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

Reason: To ensure the development delivers a biodiversity net gain on site, in accordance with Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990 (as amended), and Schedule 14 of the Environment Act 2021

6. No development shall commence until swept path analysis demonstrating a fire tender navigating through this area containing the removable barriers and also turning within the site itself where the car park is situated to ensure turning facilities are available has been submitted to and approved in writing by the Local Planning Authority. The details as approved, shall be implemented as approved and maintained thereafter.

Reason: In the interests of highway safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

7. Within three months of the date of this permission, a strategy to deal with the potential risks associated with any contamination of the site should be submitted to and approved in writing by the Local Planning Authority. This strategy will include the following components:
 - (a) A preliminary risk assessment which has identified:

- o all previous uses;
- o potential contaminants associated with those uses;
- o a conceptual model of the site indicating sources, pathways and receptors; and
- o potentially unacceptable risks arising from contamination at the site.

(b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site .

(c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(d) 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 in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written approval of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraphs 170 to 182 of the National Planning Policy Framework 2024.

8. Within three months of the approval of condition (7), a verification/closure 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 Local Planning Authority. The report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology and details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria, together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To ensure that the site does not pose any further risk to human health or the 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 paragraphs 170 to 182 of the National Planning Policy Framework 2024.

9. Prior to any above ground works taking place, an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. It shall demonstrate how the site will enhance biodiversity through planting which will benefit pollinators, and/or native species planting and ecological enhancement features within the buildings and site. The details as approved, shall be implemented as approved and maintained thereafter.

Reason: To ensure no net loss of biodiversity in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

10. Prior to any above ground works taking place, an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. It shall demonstrate how the site will enhance biodiversity through planting which will benefit pollinators, and/or native species planting and ecological enhancement features within the buildings and site. The details as approved, shall be implemented as approved and maintained thereafter.

Reason: To ensure no net loss of biodiversity in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

11. Prior to occupation of the development as hereby approved, the following details shall be fully implemented, in compliance with the approved plans:

- The emergency access
- The vehicle parking spaces
- The cycle parking facilities
- The electric vehicle charging points provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection) and in compliance with the approved models detailed in the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list.

Reason: In the interests of highway safety and to ensure an acceptable levels of vehicle and cycle parking provision, with appropriate standards of EV charging points, in accordance with adopted policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

12. Prior to occupation of the development as hereby approved, details shall be submitted and approved by the Local Planning Authority, demonstrating that the noise mitigation measures as details in the approved 'Acoustic Design Statement' by AIRO dated 30 October 2024 (Report Ref: DJB/7542/A), have been implemented. The mitigation measures as approved and implemented shall thereafter be maintained.

Reason: In order to safeguard the living conditions of the future occupants of the residential units and pursuant to Policy CS19 of the Gravesham Local Plan: Core Strategy (2014) and paragraph 198 of the National Planning Policy Framework (NPPF) 2024.

13. Prior to occupation of the development as hereby approved, a post completion noise survey, undertaken by a competent qualified acoustic consultant shall be submitted and approved by the Local Planning Authority. The post completion testing shall assess performance of any noise mitigation measures or the noise level of the ASHP against the noise rating level as set out in the 'Acoustic Design Statement' by AIRO dated 30 October 2024 (Report Ref: DJB/7542/A). The final noise mitigation scheme shall be operated and maintained thereafter.

Reason: In order to safeguard the living conditions of the future occupants of the residential units and pursuant to Policy CS19 of the Gravesham Local Plan: Core Strategy (2014) and paragraph 198 of the National Planning Policy Framework (NPPF) 2024.

14. Prior to occupation of the development as hereby approved, the bathroom window in the West facing elevation at first floor shall be fitted with glass that has been obscured in the manufacturing process to Pilkington level 3 or higher (or equivalent) and shall be non-opening up to a minimum height of 1.7m above internal floor level. Both the obscured glazing and the non-opening design shall be an integral part of the manufacturing process and not a modification or addition made at a later time. The windows shall thereafter be retained as such.

Reason: In order to safeguard the amenity and privacy of the occupants of the neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

15. Prior to occupation of the development as hereby approved, the soft landscaping and hard landscaping as detailed in drawing no. L003 Rev E (Landscape Layout), shall be fully implemented and the site shall be cleared of and construction rubbish and debris and thereafter maintained to the satisfaction of the Local Planning Authority for a period of five years to ensure establishment. Any trees or plants that die, are damaged, removed or become diseased within five years from the implementation of the soft landscaping scheme shall be replaced with trees or plants of a similar size and species during the next available planting season.

Reason: In the interests of the visual amenity of the development and having regard to the location of the site within and adjacent to a conservation area and to provide satisfactory screening to neighbouring properties, in accordance with adopted Local Plan Core Strategy

16. The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Reason: In order to protect the amenity of occupiers in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

17. The boundary hedging proposed throughout the site shall be retained in perpetuity. If the hedges die or become, in the opinion of the Local Planning Authority, so seriously damaged or diseased that its long term amenity value has been adversely affected, it shall be replaced in the same location during the next planting season (October to February), with plants of an appropriate species and size to mitigate the impact of the loss as agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity value of the hedges that have failed and to maintain and enhance the character and appearance of the local area in accordance with Policy CS19: Development and Design Principles of the Gravesham Local Plan Core Strategy (2014).

18. No equipment, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection measures. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changes, nor excavations made within these areas without the written consent of the local planning authority.

Reason: To safeguard trees to be retained and to ensure a satisfactory setting and external appearance to the development in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (2014).

INFORMATIVES:-

1 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 KCC HIGHWAYS

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

5 SMOKE CONTROL

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

6 SOUTHERN WATER

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed soakaways The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

Water features above or close to sewers No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.

7 ENVIRONMENT AGENCY

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- o excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- o treated materials can be transferred between sites as part of a hub and cluster project formally agreed with the Environment Agency
- o some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

It should be noted that re-use of historic landfill materials (including capping materials) is not covered under DoWCoP.

The Environment Agency recommends that developers should refer to:

- o the Position statement on the Definition of Waste: Development Industry Code of Practice and;
 - o The Environmental regulations page on GOV.UK
- Waste Informative 2

Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- o Duty of Care Regulations 1991
- o Hazardous Waste (England and Wales) Regulations 2005
- o Environmental Permitting (England and Wales) Regulations 2010
- o The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a

Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer.

8 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant on 07/02/25 to the inclusion of the following pre-commencement conditions.

Conditions 4, 5 and 6

9 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 13 February 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

NOTIFICATION TO APPLICANT

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, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which

excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

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 he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.