

Decision Notice

MC/18/3478



Dr Nick Davey
Entran
7 Greenway Farm
Bath Road
Wick
Bristol
BS30 5RL

Applicant Name:
Dr Nick Davey

Planning Service
Physical & Cultural Regeneration
Regeneration, Culture, Environment &
Transformation
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Dock Road
Chatham
Kent
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TOWN & COUNTRY PLANNING ACT 1990

Town & Country Planning (Environmental Impact Assessment) Regulations 2017.

Location: Land At North Dane Way, Lordswood, Chatham, Kent, ME5 8YE

Proposal: Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 - request for a scoping opinion for a residential/mixed use scheme

Notification of Grant of Planning Permission to Develop Land.

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS ADOPTED THE FOLLOWING SCOPING OPINION for the development as described above in accordance with your request received complete on the 18 October 2018.

The ENVIRONMENTAL IMPACT ASSESSMENT should contain the following:

- 0 In addition to the information required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as identified in the Scoping Report received 6 September 2018 the ENVIRONMENTAL IMPACT ASSESSMENT shall also include additional requirements (above those specified in the submitted scoping report):
 - Appropriate Assessment for bird mitigation and impact on SAMMS

- Contaminated Land desk study and site investigation report should investigate the potential gas mitigation onto the site from the landfill site and the appropriate buffer would be between the landfill site and any new residential properties
- Air Quality Assessment requires further detail on cumulative impacts, an emissions sensitivity analysis, and reference to the Medway Air Quality Planning Guidance.
- Noise Assessment requires details on monitoring locations and duration of surveys to be agreed in advance

Your attention is drawn to the following informative(s) :-

- 1 In accordance with paragraph 38 of the NPPF Medway Council takes a positive, proactive and creative approach to development proposals focused on solutions. Medway Council works with applicants/agents in a positive, proactive and creative and manner by:

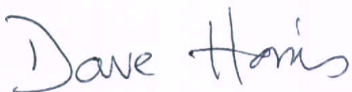
Offering a pre-application advice service;

Updating applicants/agents of any issues that may arise in the processing of their application;

Where possible suggesting solutions; and

Informing applicants/agents of any likely recommendation of refusal prior to a decision.

In this instance the application was acceptable as submitted and no further assistance was required.



David Harris
Head of Planning
Date of Notice 18 December 2018

**TOWN & COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS)
(ENGLAND) (AMENDMENT) (REGULATIONS 2013)**

TOWN AND COUNTRY PLANNING ACT 1990

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 you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks** from the date of this notice for appeals being decided under the **Commercial Appeals Service** and **6 months** from the date of this notice for all other **minor and major applications**.
 - However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
 - Appeals must be made using a form which you can obtain from the Planning Inspectorate by contacting Customer Support Team on 0303 444 50 00 or to submit electronically via the Planning Portal at

https://www.planningportal.co.uk/info/200207/appeals/110/making_an_appeal

Commercial Appeals Service

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the opportunity to make further representations to the Planning Inspectorate on these.

All other Minor and Major Applications

- 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 on their decision on a direction given by him.

Purchase Notes

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- 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.