



Reference Code of  
Application: TM/19/2396

## KENT COUNTY COUNCIL

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

### NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: Blaise Biogas Ltd  
c/o Chapman Lily Planning Ltd  
Unit 5  
Designer House  
Sandford Lane  
Wareham  
BH20 4DY

TAKE NOTICE that the KENT COUNTY COUNCIL, the County Planning Authority under the Town and Country Planning Act, HAS GRANTED PERMISSION for development of land situated at Blaise Farm Quarry, Blaise Quarry Road, Kings Hill, West Malling, Kent ME19 4PN and being the temporary development of an Anaerobic Digestion plant with ancillary gas to grid plant and associated infrastructure (part retrospective), referred to within the application for permission for development dated 31 August 2019, received on 9 September 2019, as amplified and amended by details referred to in the attached Schedule 1, SUBJECT TO THE FOLLOWING CONDITIONS:

#### Time Limits (Commencement and Duration)

1. Written notification of the date on which commercial Anaerobic Digestion operations commence at the facility shall be sent to the Waste Planning Authority within 7 days of such commencement.

*Reason: In pursuant of Section 91 of the Town and Country Planning Act 1990 (as amended).*

2. All operations hereby permitted shall cease no later than 20 years from the commencement of commercial Anaerobic Digestion operations at the site and the facility, including all buildings, structures, plant, machinery, internal access roads and hardstandings, shall be removed within a further 12 months. The site shall be restored using restoration materials (i.e. overburden, subsoil and topsoil) derived from within the mineral extraction area at Blaise Farm Quarry (as permitted by mineral planning permission TM/88/1002 dated 28 January 1994) for forestry, ecological and amenity after-use within 12 months of the removal of all buildings, structures, plant, machinery, internal access roads and hardstandings in accordance with the restoration scheme pursuant to condition 33.

*Reason: To ensure that no long term prejudice occurs to the Green Belt and to accord with the principles of the National Planning Policy Framework.*

3. Notwithstanding the requirements of condition 2, if Anaerobic Digestion operations cease permanently before the expiry of 20 years from the commencement of commercial Anaerobic Digestion operations at the site, the facility hereby permitted, including all buildings, structures, plant, machinery, internal access roads and hardstandings, shall be removed within 12 months and the site restored using restoration materials (i.e. overburden, subsoil and topsoil) derived from within the mineral extraction area at Blaise Farm Quarry (as permitted by mineral planning permission TM/88/1002 dated 28 January 1994) for forestry, ecological and amenity after-use within a further 12 months in accordance with the restoration scheme pursuant to either condition 33 or 34. For the purposes of this planning permission, permanent cessation of Anaerobic Digestion operations shall be taken as being that no Anaerobic Digestion operations have occurred for a period in excess of 2 years.

*Reason: To ensure that no long term prejudice occurs to the Green Belt and to accord with the principles of the National Planning Policy Framework.*

#### Details for Prior Submission and Approval

4. Commercial Anaerobic Digestion operations shall not commence until a maintenance manual for the proposed sustainable drainage scheme has been submitted to and approved in writing by the Waste Planning Authority. The maintenance manual shall (as a minimum) include:
  - a description of the drainage system and its key components;
  - an as-built general arrangement plan with the location of drainage measures and any critical features clearly marked;
  - details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities; and
  - details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The maintenance manual shall be implemented as approved for the life of the facility hereby permitted unless otherwise approved in writing by the Waste Planning Authority.

*Reason: To prevent pollution of the water environment, ensure the ongoing effectiveness of the drainage system and minimise the potential for water to discharge onto adjoining land (including the adjacent waste management facility).*

#### Restriction of Permitted Development Rights

5. Notwithstanding the provisions of Part 7 Class L of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, replacing or re-enacting that Order), no buildings shall be extended or altered nor plant and machinery installed or replaced (unless on a like for like basis) at the site without the prior written approval of the Waste Planning Authority.

*Reason: To protect the visual amenities of the area and minimise impact.*

## Working Programme

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

- Drawing number 24328/605P Rev A titled “Gas to Grid Cross Sections” (dated 16 August 2019);
- Drawing number 24328/1050 Rev A titled “Proposed External Lighting Levels Plan” (dated 16 August 2019);
- Drawing number 24328/010P Rev D titled “Gas to Grid Site Layout” (dated 16 August 2019);
- Drawing number 24328/120 titled “Reception Building Elevations Sheet 1 of 2” (dated 14 June 2019);
- Drawing number 24328/121 titled “Reception Building Elevations Sheet 2 of 2” (dated 14 June 2019);
- Drawing number 24328/122 titled “Reception Building Floorplan” (dated 14 June 2019);
- Drawing number 24328/123 titled “Welfare Building Floorplan and Elevations” (dated 14 June 2019);
- Drawing number 24328/005 Rev B titled “Proposed Drainage Layout” (dated 6 February 2020);
- Drawing number 24328/020 titled “Surface Water Drainage & Soakaway Design” (dated 6 February 2020);
- Drawing number 24328/650 titled “As Built Site Layout” (dated 6 February 2020);
- Drawing number 24328/150 Rev D titled “Site Location Plan” (dated 20 March 2020);
- Drawing number 24328/651 Rev C titled “Overall Site Layout” (dated 20 March 2020); and
- Drawing number 24328/660 Rev C titled “As Built Site Cross Sections” (dated 20 March 2020).

*Reason: For the avoidance of doubt and to maintain planning control over the development.*

7. A copy of this permission and the approved plans and other details shall be available in the operator’s site office at all times during the operational life of the site. Any subsequent approved amendments shall also be displayed.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.*

8. External illumination shall only be used during operational hours or emergencies and shall be installed on site shall be designed and positioned so as to ensure that any floodlighting is directly facing into the operational areas in accordance with the general LUX level details set out in drawing number 24328/1050 Rev A titled “Proposed External Lighting Levels Plan” (dated 16 August 2019).

*Reason: In order to control the development and to prevent any unnecessary light spill or light pollution beyond the site.*

9. The site shall be fenced at all times during the life of the development hereby permitted and any damage to fencing shall be repaired within 2 working days of such damage being identified.

*Reason: In the interests of amenity and safety in the locality.*

10. There shall be no open storage of waste, contaminated materials or finished products outside the buildings, tanks and structures permitted for these purposes.

*Reason: In the interests of visual and local amenity and the environment.*

11. The external colour treatment of all plant and buildings shall accord with those details set out in the application.

*Reason: In the interests of visual amenity.*

12. All doors on the Anaerobic Digestion Waste Reception Building shall remain closed at all times except when vehicles or persons are entering or leaving the building or for maintenance purposes.

*Reason: In the interests of safeguarding local amenity.*

#### Types, Sources and Quantities of Waste or Compost

13. Only organic wastes (and any associated packaging) shall be imported to, or deposited, stored or processed at, the site.

*Reason: Waste materials outside these categories may be unsuitable for the stated purposes and could raise environmental and pollution issues that would need to be considered afresh.*

14. Waste imported to the Anaerobic Digestion facility shall only be sourced from the following areas:

- (a) Kent;
- (b) Medway;
- (c) Thurrock;
- (d) Havering;
- (e) South East London Waste Partnership Authorities (London Boroughs of Greenwich, Southwark, Lewisham, Bromley and Bexley);
- (f) Surrey;
- (g) West Sussex;
- (h) East Sussex;
- (i) Brighton and Hove;
- (j) Essex; and
- (k) Southend-on-Sea.

*Reason: For consistency with the principles of sustainable waste management, whilst ensuring the provision of facilities that meet the needs of relevant communities and reduce the rate of greenhouse gas emissions by minimising the need for landfill.*

15. No waste shall be delivered to the site by members of the public and no sales shall be made to members of the public from the site.

*Reason: To ensure that the development is carried out in accordance with the approved plans and details.*

16. No more than a 75,000 tonnes of waste shall be imported to the Anaerobic Digestion facility in any calendar year.

*Reason: To ensure that the development is carried out in accordance with the approved plans and details.*

17. Records detailing the quantities and sources of waste imported to the site, during the previous three years, shall be maintained for the life of the facilities hereby permitted and shall be made available to the Waste Planning Authority on request.

*Reason: To assist the Waste Planning Authority in monitoring compliance with conditions 3, 13, 14, 15 and 16.*

#### Hours of Operation

18. Unless otherwise approved beforehand by the Waste Planning Authority, deliveries to and exports from the site (other than gas exported via the gas to grid plant) shall only take place at the following times:

Day	Deliveries		Exports	
	Start	Finish	Start	Finish
Monday to Friday	07:00	18:00	07:00	18:00
Saturdays (April to June inclusive and any Saturday following a Bank or Public Holiday)	07:00	17:30	07:00	13:00
Saturdays (July to March inclusive)	07:00	13:00	07:00	13:00
Sunday	None	None	None	None
Bank and Public Holidays	07:00	17:30	07:00	17:30
25, 26 December and 1 January	None	None	None	None

Repairs and maintenance and all other operations except those directly associated with the anaerobic digestion, gas generation and associated operational processes themselves shall also take place within the hours specified above unless written approval has first been obtained from the Waste Planning Authority. Where there is insufficient time to secure the prior approval for urgent repairs or operations, the operator shall notify the Waste Planning Authority in writing of the date and time(s) and reason for and nature of those works on the next available working day.

*Reason: To ensure the minimum disturbance and avoidance of nuisance to the environment and local amenity whilst providing for the operational needs of the development hereby permitted.*

19. Any remaining construction work shall only take place on those days and during those hours when deliveries to and exports (other than gas exported via the gas to grid plant) from the site are allowed by condition 18.

*Reason: To ensure the minimum disturbance and avoidance of nuisance to the environment and local amenity whilst providing for the construction needs of the development hereby permitted.*

#### Access and Routing

20. No more than 78 HGV movements (39 in and 39 out) shall take place on any one day. On those Saturdays when the facility is open from 0700 to 1300 hours, this daily limit shall be reduced to 38 HGV movements (19 in and 19 out).

*Reason: In the interests of highway safety and safeguarding the local environment.*

21. Records shall be maintained by the site operator of all HGV movements referred to in condition 20, both to and from the site. Such records shall contain the date of each movement, details of each load, be maintained for a period of 3 years and be made available to the Waste Planning Authority on request.

*Reason: To assist the Waste Planning Authority in monitoring the number of vehicles entering and leaving the site.*

22. Signs shall be erected and maintained at the site access for the duration of the operation of the development hereby permitted advising all HGV drivers associated with site operations not to travel through the settlements of Offham, Mereworth and West Malling unless they are collecting waste from within those settlements.

*Reason: In the interests of highway safety and safeguarding the local environment.*

23. The surfacing of the site access shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times.

*Reason: In the interests of highway safety and safeguarding the local environment.*

24. Measures shall be taken to ensure that vehicles leaving the site do not deposit mud or other materials on the public highway. Such measures shall include, as necessary, the use of wheel and chassis cleaning equipment.

*Reason: In the interests of highway safety and safeguarding the local environment.*

25. All loaded, open backed vehicles entering or leaving the site shall be properly and completely enclosed or sheeted.

*Reason: In the interests of highway safety and safeguarding the local environment.*

#### Noise

26. At no time during the operation of the Anaerobic Digestion facility hereby permitted shall the noise rating level  $L_{A,T}$ , calculated in accordance with the method provided in BS4142:1997, attributable to the operation of all fixed and mobile plant and machinery installed or otherwise used at the facility exceed the background noise level  $L_{A90,T}$  at any noise sensitive property.

*Reason: To ensure minimum disturbance from operations and avoidance of nuisance to the local community.*

27. For temporary operations, such as soil and overburden movement and placement associated with final restoration of the site, the noise level at any noise sensitive property shall not exceed 70dB<sub>L<sub>Aeq,1hr</sub></sub>. Temporary operations that exceed the normal day to day criterion shall be limited to a total of eight weeks in any twelve month period at any noise sensitive property.

*Reason: To ensure minimum disturbance from operations and avoidance of nuisance to the local community.*

#### Water Protection and Pollution Control

28. Any fuel, oil or chemical storage tank, container and associated pipework, required in connection with the permitted use, whether above or below ground shall be sited, bunded and constructed so as to prevent any leaks or spillage. Such containment shall have the capacity of 110% of the contents of the enclosed vessels and associated pipework.

*Reason: To protect local surface and ground water resources.*

29. Prior to being discharged into any pond, watercourse or surface water sewer, all surface water drainage from roads, parking areas and hardstandings shall be passed through:
- (a) an oil separator designed and constructed to have a capacity and details compatible with the site being drained; and
  - (b) trapped gullies to BS5911:1982 standard with an overall capacity compatible with the site being drained.

Roof water shall not pass through the separator.

*Reason: To protect local surface and ground water resources.*

30. Unless otherwise agreed in writing by the Waste Planning Authority, if during development contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Waste Planning Authority. The remediation strategy 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 from previously unidentified contamination sources at the development site in line with paragraph 170 of the NPPF.*

31. No development shall take place on the land within the application site to the north of the AD facility and west of the IVC reception building unless planning permission is secured for some alternative use.

*Reason: To maintain control over the development and ensure that sufficient land is available within the applicant's control to enable additional drainage and soakaway arrangements to be brought forward to supplement those already in place should the need arise.*

32. Surface and process water shall not be discharged onto land outside the lateral extent of the application site.

*Reason: To maintain control over the development and to ensure that it does not give rise to flooding or otherwise interfere with adjoining land or associated uses.*

### Restoration and Aftercare

33. A restoration and aftercare scheme for forestry, ecological and amenity after use shall be submitted for the written approval of the Waste Planning Authority within 15 years of the commencement of commercial Anaerobic Digestion operations at the site. The restoration and aftercare scheme, which shall be consistent with the restoration required pursuant to mineral planning permission TM/88/1002 at Blaise Farm Quarry dated 28 January 1994 (or any mineral planning permission that may supersede this permission), shall include the following:

- (a) a method statement for the restoration of the site, to include details of restoration material movements and placement;
- (b) details of all tree, shrub, plant and grass species (including numbers, size, densities and spacings as appropriate);
- (c) details of site drainage and any surface water features;
- (d) details of any fencing and internal access arrangements;
- (e) details of any treatment for retained cliff faces;
- (f) details of biodiversity enhancement measures; and
- (g) measures for the management and regular maintenance of the area for the next 5 years (including proposals for the replacement of failures of dead or damaged trees, shrubs and plants, remediation of areas of damaged grass and prevention and removal of weeds from all areas).

The approved scheme shall be implemented as approved and in accordance with either condition 2 or 3 (as appropriate), unless otherwise agreed beforehand by the Waste Planning Authority.

*Reason: In the interests of the amenity of the local area.*

34. Notwithstanding the requirements of condition 33, if Anaerobic Digestion operations cease permanently (as defined in condition 3) before the expiry of 15 years, a restoration and aftercare scheme which addresses the matters in condition 33 shall be submitted for the written approval of the Waste Planning Authority within 6 months of such permanent cessation. The approved scheme shall be implemented as approved and in accordance with condition 3, unless otherwise agreed beforehand by the Waste Planning Authority.

*Reason: In the interests of the amenity of the local area.*

35. Any trees and shrubs which die, are removed or become seriously damaged or diseased within 5 years of being planted shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the Waste Planning Authority.

*Reason: To assist in absorbing the site back into the local landscape and ensure the long term restoration of the site.*



36. Topsoil and subsoil shall only be handled when they are in a dry and friable condition, and with a minimum of compaction, and no movement of soils shall occur during the months October to April (inclusive), unless otherwise agreed in writing beforehand by the Waste Planning Authority.

*Reason: To prevent damage to soils.*

#### Town and Country Planning (Development Management Procedure) (England) Order 2015

Where necessary the planning authority has engaged with the applicant to address and resolve issues arising during the processing and determination of this planning application, in order to deliver sustainable development, to ensure that the details of the proposed development are acceptable and that any potential impacts can be satisfactorily mitigated.

#### Summary of policies in the Development Plan relevant to the decision to grant planning permission:

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government's current planning policy and associated guidance, including the National Planning Policy Framework (NPPF) (May 2019), the associated National Planning Practice Guidance (NPPG) and the National Planning Policy for Waste (NPPW) (2014), together with the relevant Development Plan policies, including the following:

**Kent Minerals and Waste Local Plan 2013-30 as amended by the Early Partial Review (July 2020)** – Policies CSM5, CSW1, CSW2, CSW3, CSW4, CSW6, CSW7, CSW16, DM1, DM2, DM3, DM5, DM10, DM11, DM12, DM13, DM15, DM16 and DM19.

**Tonbridge and Malling Borough Council LDF Core Strategy (September 2007)** – Policies CP1, CP2, CP3, CP14 and Policy CP24.

**Tonbridge and Malling LDF Managing Development and the Environment DPD (April 2010)** – Policies CC3, NE1, NE2, NE3, SQ1, SQ4, SQ6 and SQ8.

**Tonbridge and Malling Borough Council Local Plan Regulation 19 Pre-Submission Publication (September 2018)** – Draft Policies LP11, LP12, LP14, LP18, LP20 and LP21.

#### The summary of reasons for granting permission is as follows:

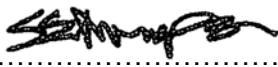
The County Council's Planning Applications Committee considered the application at its meeting on 16 September 2020 (Committee Agenda Item C1) when it resolved that planning permission be granted subject to conditions. It was of the opinion that the proposed development gave rise to no material harm or significant environmental effects, was in accordance with the development plan and that there were no material considerations that indicated that the decision should be made otherwise. The County Council also considered that any harm as a result of the proposed development would reasonably be mitigated by the imposition of the attached conditions. It noted that the application site lies within the Metropolitan Green Belt and that the proposed development did not fall within one of the categories of new buildings which comprise "appropriate" development. However, for the reasons set out in Agenda Item C1 it concluded that in terms of the impact of the proposals on the openness of the Green Belt the proposals would have no greater impact than the Anaerobic Digestion (AD) / Advanced Thermal Conversion (ATC) and Gas to grid development provided for by planning permissions TM/12/2549 and TM/13/3657. It also concluded that the applicant had been able to demonstrate the very special circumstances

necessary to outweigh the usual presumption against inappropriate development in the Green Belt. Following the Committee resolution to grant planning permission the application was referred to the Secretary of State for Communities and Local Governments under the requirements of the Town and Country Planning (Consultation) (England) Direction 2009. The Secretary of State subsequently confirmed that the application should be determined at local level rather than being called in.

In addition please be advised of the following informatives:

1. You are advised that in accordance with Government Guidance, detailed controls in respect of emissions (e.g. odour and bioaerosols) will be matters for the Environment Agency under the terms of the Environmental Permit. You are advised that any new development at the site and/or change in operational procedures as a result, must be in accordance with the Environmental Permit.
2. You are advised that the Waste Planning Authority anticipates that the restoration scheme required by either condition 33 or 34 will be generally consistent with Restoration Option B submitted on 28 April 2006 (as supplemented on 18 May 2006) in support of planning application TM/06/762 for the existing In-Vessel Composting Facility (Option B assumed further extraction would take place at Blaise Farm Quarry). However, it is acknowledged that any scheme is dependent upon the detailed working and restoration of the rest of Blaise Farm Quarry. In this context, the Waste Planning Authority will expect any restoration scheme to provide the best possible restoration of the site with regard to landscape and biodiversity interests. This should include significant amounts of tree planting or other measures to ensure that any retained cliff faces do not adversely affect landscape character.
3. You are advised that the Waste Planning Authority expects the operator of the Anaerobic Digestion plant to maintain a close working relationship with the landowners and other operators at Blaise Farm Quarry to minimise the possibility of any difficulties arising during the operation of the facility and ensure that effective restoration is provided when the site is restored.
4. You are advised that the operation of the facility hereby permitted is subject to a number of planning obligations included in a legal agreement (Unilateral Undertaking) under Section 106 of the Town and Country Planning Act 1990 which was completed on 18 December 2013. These include on-going requirements relating to the Blaise Farm Site Liaison Committee, HGV routing arrangements and site restoration (including the availability of restoration materials).
5. You are encouraged to take all reasonable measures to minimise the impact of reversing alarms used by vehicles, plant and machinery stationed at or visiting the site, including where possible the use of non-tonal reversing alarms.

Dated this Fifteenth day of October 2020

(Signed)  .....  
Head of Planning Applications Group

KENT COUNTY COUNCIL  
PLANNING APPLICATIONS GROUP  
FIRST FLOOR  
INVICTA HOUSE, COUNTY HALL  
MAIDSTONE, KENT ME14 1XX

## Schedule 1

### Schedule of correspondence and documents accompanying Planning Application TM/19/1932 (including any which amended, amplified or clarified the proposed development)

Document Title / Description / Reference / Author	Date
<ul style="list-style-type: none"> <li>• Application Form</li> <li>• Planning, Design and Access Statement titled “Application for the temporary development of an Anaerobic Digestion plant with ancillary gas-to-grid plant and associated infrastructure (part retrospective)” (CL Planning Ltd)</li> <li>• Transport Statement (Paul Basham Associates Ltd)</li> <li>• Flood Risk Assessment (CL Planning)</li> <li>• Ecology Statement (CL Planning)</li> <li>• Sustainability Statement (CL Planning)</li> <li>• Green Belt, Landscape and Visual Impact Appraisal (CL Planning)</li> <li>• Noise Assessment (dBx Acoustics Ltd)</li> <li>• Odour Assessment (Redmore Environmental)</li> <li>• Air Quality Assessment (Redmore Environmental)</li> <li>• Bioaerosol Risk Assessment (Redmore Environmental)</li> </ul>	<p>31 August 2019</p> <p>August 2019</p> <p>August 2019</p> <p>August 2019</p> <p>August 2019</p> <p>August 2019</p> <p>August 2019</p> <p>29 August 2019</p> <p>28 August 2019</p> <p>28 August 2019</p> <p>28 August 2019</p>

Drawings / Number / Title:	Date
<ul style="list-style-type: none"> <li>• Drawing number 24328/605P Rev A titled “Gas to Grid Cross Sections” (Plandescil Ltd)</li> <li>• Drawing number 24328/1050 Rev A titled “Proposed External Lighting Levels Plan” (Plandescil Ltd)</li> <li>• Drawing number 24328/010P Rev D titled “Gas to Grid Site Layout” (Plandescil Ltd)</li> <li>• Drawing number 24328/120 titled “Reception Building Elevations Sheet 1 of 2” (Plandescil Ltd)</li> </ul>	<p>16 August 2019</p> <p>16 August 2019</p> <p>16 August 2019</p> <p>14 June 2019</p>

<ul style="list-style-type: none"> <li>• Drawing number 24328/121 titled "Reception Building Elevations Sheet 2 of 2" (Plandescil Ltd)</li> </ul>	14 June 2019
<ul style="list-style-type: none"> <li>• Drawing number 24328/122 titled "Reception Building Floorplan" (Plandescil Ltd)</li> </ul>	14 June 2019
<ul style="list-style-type: none"> <li>• Drawing number 24328/123 titled "Welfare Building Floorplan and Elevations" (Plandescil Ltd)</li> </ul>	14 June 2019

<b>As amended and / or amplified by:</b>	<b>Date</b>
<ul style="list-style-type: none"> <li>• Containment Bund Design Report Rev A (Plandescil Ltd)</li> </ul>	February 2020
<ul style="list-style-type: none"> <li>• Drawing number 24328/005 Rev B titled "Proposed Drainage Layout" (Plandescil Ltd)</li> </ul>	6 February 2020
<ul style="list-style-type: none"> <li>• Drawing number 24328/020 titled "Surface Water Drainage &amp; Soakaway Design" (Plandescil Ltd)</li> </ul>	6 February 2020
<ul style="list-style-type: none"> <li>• Drawing number 24328/650 titled "As Built Site Layout" (Plandescil Ltd)</li> </ul>	6 February 2020
<ul style="list-style-type: none"> <li>• Document titled "Planning Objection Response" (H&amp;C Consultancy)</li> </ul>	24 February 2020
<ul style="list-style-type: none"> <li>• Email from Steve Tapscott of CL Planning</li> </ul>	4 March 2020
<ul style="list-style-type: none"> <li>• Phase 2 Intrusive Ground Investigation, Interpretive Report (Grange Geo)</li> </ul>	January 2019
<ul style="list-style-type: none"> <li>• Polystorm Xtra Modular Cell Data Sheet Product Information Issue 5 (Polypipe Civils)</li> </ul>	December 2018
<ul style="list-style-type: none"> <li>• Drawing number 24328/150 Rev D titled "Site Location Plan" (Plandescil Ltd)</li> </ul>	20 March 2020
<ul style="list-style-type: none"> <li>• Drawing number 24328/651 Rev C titled "Overall Site Layout" (Plandescil Ltd)</li> </ul>	20 March 2020
<ul style="list-style-type: none"> <li>• Drawing number 24328/660 Rev C titled "As Built Site Cross Sections" (Plandescil Ltd)</li> </ul>	20 March 2020
<ul style="list-style-type: none"> <li>• Emails between Giles Moir and Steve Tapscott of CL Planning and Jim Wooldridge of Kent County Council</li> </ul>	21 March 2020 to 8 April 2020
<ul style="list-style-type: none"> <li>• Drainage Strategy and Details of Surface Water Drainage Scheme Rev D (Plandescil Ltd)</li> </ul>	April 2020
<ul style="list-style-type: none"> <li>• Borehole Record Form – WR38 (OT Drilling Ltd)</li> </ul>	12 February 2020



## TOWN AND COUNTRY PLANNING ACT 1990

### NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

#### 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 6 months of the date of this notice.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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 the Secretary of State 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.