



# The Planning Inspectorate

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Mary Mountford  
Medway Council  
Development & Transport Divn  
Gun Wharf  
Dock Road  
Chatham  
Kent  
ME4 4TR

Your Ref: MC/16/3669  
Our Ref: APP/A2280/W/17/3175461

13 September 2017

Dear Ms Mountford,

Town and Country Planning Act 1990  
Appeal by Gladman Developments Ltd  
Site Address: Land off Town Road, Cliffe Woods, Kent, ME3 8JL

Although under the Town and Country Planning (Determination of Appeals by Appointed Persons)(Prescribed Classes) Regulations 1997, the appeal was to have been decided by an Inspector, the Secretary of State considers that he should determine it himself.

Accordingly, in exercise of his powers under section 79 and paragraph 3 of Schedule 6 of the Town and Country Planning Act 1990, the Secretary of State hereby directs that he shall determine this appeal instead of an Inspector. This means that instead of writing a decision, the Inspector will prepare a report and recommendation, which will be forwarded to the Secretary of State.

The reason for this direction is that the appeal involves proposals for residential development of over 150 units or on sites of over 5 hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities.

This direction is being served on the Inspector (if appointed), the appellant (or their representative) and the local planning authority.

The guidelines for 'recovering' appeals are to be found in House of Commons Hansard Ministerial Statement of 30 June 2008 (as amended). We will send you a copy of the appropriate extracts if you ask for them or you can get them from GOV.UK <https://www.gov.uk/government/collections/planning-applications-called-in-decisions-and-recovered-appeals#recovered-planning-appeals>

Yours sincerely,

***Elizabeth Humphrey***  
Elizabeth Humphrey

Authorised to sign on behalf of the Secretary of State

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)*