

Core Document List – 19 March 2026

REF	Title	Date received	Comments
CD 1 – Application Documents NORTHERN SITE			
1.1	Application Form (February 2024)		
1.2	Certificate and Notices Schedule (July 2021)		
1.3	Covering Letter (February 2024)		
1.4	Application Guide (November 2022)		
1.5	Outline Development Specification (August 2024)		
1.6	Design and Access Statement (June 2021)		
1.6.1	Design and Access Statement Volume 1 Chapters 1-3		
1.6.2	Design and Access Statement Volume 2 Chapters 4-5		
1.6.3	Design and Access Statement Volume 3 Chapters 6-7		
1.6.4	Design and Access Statement Volume 4 Chapters 8-9		
1.6.5	Design and Access Statement Volume 5 Chapters 10-12		
1.7	Design and Access Statement Addendum 1 (September 2022)		
1.8	Design and Access Statement Addendum 2 (January 2024)		
1.9	Planning Statement (July 2021)		
1.10	Planning Statement Addendum (August 2024)		
1.11	Viability Report (January 2024)		
1.12	Briefing Note on Standalone Modelling of Teynham West Development (May 2023)		
1.13	Sequential Test (October 2024)		
1.14	Sequential Test Appendix 1 (August 2024)		
1.15	Report to Inform a HRA (including Appropriate Assessment) (North and South) (July 2024)		

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REF	Title	Date received	Comments
1.16	Report to Inform a HRA (including Appropriate Assessment) (North) (July 2024)		
1.17	Local Area Study (June 2021)		
1.18	Statement of Community Involvement (May 2021)		
1.19	Transport Assessment (January 2024)		
1.19.1	Transport Assessment Volume 1 – Exec Summary (January 2024)		
1.19.2	Transport Assessment Volume 2 – Policy Context and Strategic Justification (January 2024)		
1.19.3	Transport Assessment Volume 3 – Site Context (January 2024)		
1.19.4	Transport Assessment Volume 4 – Development Proposals (January 2024)		
1.19.5	Transport Assessment Volume 5 – Sustainable Transport Strategy (January 2024)		
1.19.6	Transport Assessment Volume 6 – Highways Infrastructure Proposals (January 2024)		
1.19.7	Transport Assessment Volume 7 – Traffic Impact Appraisal (January 2024)		
1.19.8	Transport Assessment Volume 8 – Mitigation Proposals (January 2024)		
1.20	Sustainability and Energy Statement (May 2021)		
1.21	Health Impact Assessment (May 2021)		
1.22	Economic Opportunity Statement (June 2022)		
1.23	Economic Benefits Technical Note (May 2021)		
1.24	Retail Statement (May 2021)		
1.25	Sports Facilities Strategy (May 2021)		
1.26	Arboricultural Impact Assessment (October 2022)		
1.27	Landscape and Open Space Strategy (May 2021)		

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REF	Title	Date received	Comments
1.28	Landscape and Open Space Strategy Addendum (September 2022)		
1.29	North Site Landscape Framework (May 2021)		
1.30	Highsted Park (North and South) Shadow Habitats Regulations Assessment (including Appropriate Assessment) (Updated December 2024)		
1.31	Highsted Park (North and South) Shadow Habitats Regulations Assessment (including Appropriate Assessment) (Updated April 2025)	23/4/25	
CD 2 – Application Drawings NORTHERN SITE			
2.1	Site Location Plan (ref. 2952-01) (February 2024)		
2.2	Composite Illustrative Masterplan (OS) (ref. 2782-208) (February 2025)		
2.3	Composite Illustrative Masterplan (Aerial) (ref. 2782-209) (February 2025)		
2.4	Masterplan (annotated) (ref. 2952-015) (August 2024)		
2.5	Illustrative Masterplan (OS) (ref. 2952-210) (February 2025)		
2.6	Illustrative Masterplan (Aerial) (ref. 2952-211) (February 2025)		
2.7	Development Structuring Plan North (ref. 2952-401) (February 2025)		
2.8	Framework Plan: Land Use North (ref. 2952-402) (February 2025)		
2.9	Greenspace Structuring Plan (ref. 2952-403) (February 2025)		
2.10	Framework Plan: Density North (ref. 2952-404) (February 2025)		
2.11	Parameter Plan: Built Form Heights North (ref. 2952-405) (February 2025)		
2.12	Framework Plan: Access & Strategic Vehicular Routes North (ref. 2952-406) (February 2025)		
2.13	Framework Plan: Pedestrian and Cycle Routes North (ref. 2952-409) (February 2025)		
2.14	PROW Network North (ref. 2952-410) (February 2025)		
2.15	Parameter Plan North (ref. 2952-412) (February 2025)		

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REF	Title	Date received	Comments
2.16	Connections Plan North (ref. 2952-415) (August 2024)		
2.17	Phasing Plan North (ref. 2952-500) (August 2024)		
2.18	Strategy Plan: Street Hierarchy North (ref. 2952-507) (August 2024)		
2.19	Strategy Plan: Demolition North (ref. 2952-509) (February 2024)		
2.20	Not Used		
2.21	Not Used		
2.22	Tonge Country Park Bridge crossing (November 2023)		
2.23	Sustainability and Energy Statement (August 2022) North Site	12/10/25	
CD 3 – Environmental Statement NORTHERN SITE (ES)			
3.1	Environmental Statement Vol 1 Main Text (February 2025)		
3.2	Environmental Statement Vol 2 Appendices (February 2025)		
3.2.1	ES Vol 2 Appendix 3.1 – Scoping Opinion		
3.2.2	ES Vol 2 Appendix 3.2 – Statement of Competence		
3.2.3	ES Vol 2 Appendix 7.1 TA Vol 3 – Site Context		
3.2.4	ES Vol 2 Appendix 7.2 TA Vol 5 – Sustainable Transport Strategy		
3.2.5	ES Vol 2 Appendix 7.3 TA Vol 7 – Traffic Impact Appraisal		
3.2.6	ES Vol 2 Appendix 8.1 to 8.6 – Air Quality		
3.2.7	ES Vol 2 Appendix 9.1 to 9.14 – Noise and Vibration		
3.2.8	ES Vol 2 Appendix 10.1 – Figures 10.1 -10.18 Rev F		
3.2.9	ES Vol 2 Appendix 11.1 – Baseline Ecological Appraisal		
3.2.10	ES Vol 2 Appendix 11.2 – Shadow Habitats Regulations Assessment (including Appropriate Assessment)		

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REF	Title	Date received	Comments
3.2.11	ES Vol 2 Appendix 11.3 – Ecological Mitigation Strategy		
3.2.12	ES Vol 2 Appendix 11.4 – Winter Birds		
3.2.13	ES Vol 2 Appendix 11.5 – Bat Emergence Survey Results		
3.2.14	ES Vol 2 Appendix 11.6 – Report to inform Habitats Regulations Assessment (including Appropriate Assessment) [North and South]		
3.2.15	ES Vol 2 Appendix 11.7 – Update Walkover Survey Results		
3.2.16	ES Vol 2 Appendix 11 – Fig. 11.1 North Ecological Designations		
3.2.17	ES Vol 2 Appendix 11 – Fig. 11.2 Habitats and Ecological Features (Update)		
3.2.18	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 1 – Summary of Preliminary Findings		
3.2.19	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 1 of 6		
3.2.20	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 2 of 6		
3.2.21	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 3 of 6		
3.2.22	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 4 of 6		
3.2.23	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 5 of 6		
3.2.24	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 6 of 6		
3.2.25	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 3 Surface Water Drainage Strategy Part 1 of 2		
3.2.26	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 3 Surface Water Drainage Strategy Part 2 of 2		
3.2.27	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 4 Foul Water Strategy		

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REF	Title	Date received	Comments
3.2.28	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 5 –Water Resources and Supply		
3.2.29	ES Vol 2 Appendix 13.1 – Preliminary Unexploded Ordnance (UXO) threat Assessment		
3.2.30	ES Vol 2 Appendix 13.2 – Desk Based Soils and Agricultural Land Classification		
3.2.31	ES Vol 2 Appendix 13.3 – Outline Mineral Assessment		
3.2.32	ES Vol 2 Appendix 13.4 – Phase 1 Contaminated Land Assessment part 1		
3.2.33	ES Vol 2 Appendix 13.4 – Phase 1 Contaminated Land Assessment part 2		
3.2.34	ES Vol 2 Appendix 13.4 – Phase 1 Contaminated Land Assessment part 3		
3.2.35	ES Vol 2 Appendix 13.4 – Phase 1 Contaminated Land Assessment part 4		
3.2.36	ES Vol 2 Appendix 13.4 – Phase 1 Contaminated Land Assessment part 5		
3.2.37	ES Vol 2 Appendix 13.5 – Phase 2 Contaminated Land Assessment part 1		
3.2.38	ES Vol 2 Appendix 13.5 – Phase 2 Contaminated Land Assessment part 2		
3.2.39	ES Vol 2 Appendix 13.5 – Phase 2 Contaminated Land Assessment part 3		
3.2.40	ES Vol 2 Appendix 14.1 – North Recycling and Waste Management Strategy		
3.2.41	ES Vol 2 Appendix 15.1 – Archaeological and Historic Landscape Desk Based Assessment A (Part 1 of 3)		
3.2.42	ES Vol 2 Appendix 15.1 – Archaeological and Historic Landscape Desk Based Assessment (Part 2 of 3)		
3.2.43	ES Vol 2 Appendix 15.1 – Archaeological and Historic Landscape Desk Based Assessment (Part 3 of 3)		
3.2.44	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 1 of 11)		
3.2.45	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 2 of 11)		
3.2.46	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 3 of 11)		

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REF	Title	Date received	Comments
3.2.47	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 4 of 11)		
3.2.48	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 5 of 11)		
3.2.49	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 6 of 11)		
3.2.50	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 7 of 11)		
3.2.51	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 8 of 11)		
3.2.52	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 9 of 11)		
3.2.53	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 10 of 11)		
3.2.54	ES Vol 2 Appendix 15.2 – Geophysics Report (Part 11 of 11)		
3.2.55	ES Vol 2 Appendix 15.3 – Geological Desk Based Assessment and Deposit Model		
3.2.56	ES Vol 2 Appendix 15.4 – Additional Clarifications Report		
3.2.57	ES Vol 2 Appendix 16.1 – Built Heritage Chapter		
3.2.58	ES Vol 2 Appendix 17.1 – Socio-economics calculations		
3.2.59	ES Vol 2 Appendix 10.1 – Figures 10.1 -10.7		
3.2.60	ES Vol 2 Appendix 10.1 – Figures 10.8 -10.14		
3.2.61	ES Vol 2 Appendix 10.1 – Figures 10.15 -10.18		
3.3	Environmental Statement Vol 3 Non-Technical Summary (February 2025)		
3.4	Response to LUC ES Review Appendix G - Built Heritage ES Clarifications North		
3.5	2nd Response to LUC Comments Appendix A - Vol 2 Appendix 9 Noise North		
3.6	2nd Response to LUC Comments Appendix A - Chapter 9 Noise v2 North		
3.7	2nd Response to LUC Comments Appendix A – Non-Technical Summary Chapter 9 Noise v2 North		

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REF	Title	Date received	Comments
3.8	E3597 - Response to LUC 2nd Review Comments v4		
3.9	ES Northern Scheme (Vol 1) - Comparite between Jan 2024 ES Addendum and Feb 2025 Ch 1 to 11		
3.10	ES Northern Scheme (Vol 1) - Comparite between Jan 2024 ES Addendum and Feb 2025 Ch 19		
3.11	ES Northern Scheme (Vol 1) - Comparite between Oct 2022 ES and Feb 2025 Ch 12, 13 & 14		
3.12	Northern Site - Tracked Non-Technical Summary Jan 24 (ES Addendum) to Feb 25 Ch 1 to 11		
3.13	Northern Site - Tracked Non-Technical Summary Oct 22 ES to Feb 25 ES Ch 12,13 & 14		
3.14	Northern Site – Ecology response to Secretary of State Regulation 25 request – Baseline Data		
CD 4 – Key Consultation Responses (Statutory Consultees and Rule 6 Parties) NORTHERN SITE			
4.1	Kent Police comments 2 (17 September 2024)		
4.2	Kent Police comments (19 December 2022)		
4.3	Environmental Agency comments 3 (28 August 2024)		
4.4	Environmental Agency comments 2 (18 March 2024)		
4.5	Environmental Agency comments (31 August 2021)		
4.6	Swale Borough Council Environmental Statement Review (LUC) (27 September 2024)		
4.7	National Highways comments (4 October 2024)		
4.8	National Highways comments (Technical Report) (4 October 2024)		
4.9	Sport England comments (27 March 2024)		
4.10	Southern Water comments (6 October 2024)		
4.11	Southern Water comments (SW Print) (22 March 2024)		

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REF	Title	Date received	Comments
4.12	Southern Water comments (22 March 2024)		
4.13	Southern Water comments (1 January 2023)		
4.14	Southern Water comments (28 September 2022)		
4.14.1	Letter from Southern Water (6 February 2025)		
4.15	Swale Borough Council Landscape Opinion (LUC) 3 (13 September 2024)		
4.16	Swale Borough Council Landscape Opinion (LUC) 2 (28 May 2024)		
4.17	Swale Borough Council Landscape Opinion (LUC) (2 March 2022)		
4.18	Active Travel England comments (27 September 2024)		
4.19	Pathfinder Development Consultants, Financial Viability Assessment (addendum) (18 September 2024)		
4.20	Pathfinder Development Consultants, Financial Viability Assessment (23 April 2024)		
4.21	Historic England comments (4 October 2024)		
4.22	Historic England comments (8 May 2024)		
4.23	Historic England comments (13 January 2023)		
4.24	Historic England comments (27 September 2021)		
4.25	Kent County Council Archaeology Officer comments (23 September 2024)		
4.26	Kent County Council Archaeology Officer comments (19 July 2024)		
4.27	Kent County Council Ecology comments (20 September 2024)		
4.28	Kent County Council General Transfer Terms		
4.29	Kent County Council Flood and Water Management comments (20 September 2024)		
4.30	Kent County Council Growth and Communities comments (16 October 2024)		

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REF	Title	Date received	Comments
4.31	Kent County Council Growth and Communities comments (26 June 2024)		
4.32	Kent County Council Growth and Communities comments (1 March 2023)		
4.33	Kent County Council Growth and Communities comments (30 November 2021)		
4.34	Kent County Council Minerals and Waste comment (30 August 2024)		
4.35	Kent County Council Minerals comments (25 March 2024)		
4.36	Kent County Council Minerals comments (13 March 2024)		
4.37	Kent County Council Public Rights of Ways and Access comments (17 July 2024)		
4.38	Kent Fire and Rescue comments (1 October 2024)		
4.39	Lower Medway Internal Drainage Board comments 2 (September 2024)		
4.40	Lower Medway Internal Drainage Board comments (26 March 2024)		
4.41	Maidstone Borough Council comments (3 October 2024)		
4.42	Medway Council comments (27 September 2024)		
4.43	Natural England comments (30 September 2024)		
4.44	Network Rail comments (1 October 2024)		
4.45	NHS Kent and Medway comments (9 October 2024)		
4.46	Swale Borough Council Urban Design Officer comments 2 (September 2024)		
4.47	Swale Borough Council Urban Design Officer comments (21 March 2024)		
4.48	Kent Wildlife Trust comments (4 April 2024)		
4.49	Kent Wildlife Trust comments (4 August 2023)		
4.50	Kent Wildlife Trust comments (25 October 2021)		
4.51	Landscape and Visual related comments, Red Kite (21 September 2024)		
4.52	Scotland Gas Networks comments (1 March 2024)		

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REF	Title	Date received	Comments
4.53	Kent County Council Development Contributions comments (11 August 2021)		
4.54	Kent County Council Biodiversity Officer comments (17 September 2021)		
4.55	Swale Borough Council Affordable Housing comments 2 (1 March 2024)		
4.56	Swale Borough Council Affordable Housing comments (20 September 2021)		
4.57	Swale Borough Council Climate Change Officer comments 2 (18 March 2024)		
4.58	Swale Borough Council Climate Change Officer comments (20 September 2021)		
4.59	Swale Borough Council Sustainability and Energy comments (20 September 2021)		
4.60	Mid Kent Environmental Health comments 3 (23 January 2025)		
4.61	Mid Kent Environmental Health comments 2 (28 March 2024)		
4.62	Mid Kent Environmental Health comments (20 September 2021)		
4.63	Blrd Wise comments (19 August 2024)		
4.64	Place Services, Historic Buildings and Conservation comments (20 September 2024)		
4.65	Place Services, Historic Buildings and Conservation comments (6 September 2024)		
4.66	Place Services, Historic Buildings and Conservation comments (28 May 2024)		
4.67	Swale Borough Council Greenspaces comments (22 July 2024)		
4.68	Swale Borough Council Tree Officer comments (19 July 2024)		
4.69	Ministry of Housing, Communities and Local Government comments (20 August 2021)		
4.70	Community Objections submitted on behalf of Bapchild, Bredgar, Milstead and Rodmersham Parish Councils (October 2024)		Duplicate of 10.80
4.70.1	Community Objections submitted on behalf of Bapchild, Bredgar, Milstead and Rodmersham Parish Councils - Appendix 2 - 50 years of Shell		

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REF	Title	Date received	Comments
4.71	Transport and Highways Review Addendum (September 2024)		
4.72	Transport and Highways Review (June 2024)		
4.73	Representations on behalf of Teynham, Tonge, Lynsted with Kingsdown and Doddington Parish Councils Addendum (July 2024)		
4.74	Community Objections submitted on behalf of Bapchild, Bredgar, Milstead and Rodmersham Parish Councils (November 2021)		
4.75	Representations on behalf of Teynham & Tonge Parish Councils (October 2021)		
4.76	Land to the West of Teynham Environmental Statement Review, LUC (February 2025)		
4.77	Natural England comments (1 May 2024)		
4.78	Natural England comments (28 February 2023)		
4.79	Natural England comments (28 September 2021)		
4.80	Not used		
4.81	ES Review 1 Northern Application		
4.82	ES Review 2 Northern Application		
4.83	ES Review 3 Northern Application		
4.84	ES Review 4 Northern Application	13/3/25	
4.85	NHS consultation response North (27 June 2024)	13/3/25	
4.86	KCC Archaeology comments undated		
4.87	KCC – Ecology advice 17 September 2021		
4.88	KCC Highways, Education et al comments 30 November 2021		
4.89	Kent Police comments 9 September 2021		
4.90	National Highways comments 17 September 2021		
4.91	National Highways comments 17 September 2021 by email		
4.92	National Highways comments 14 July 2022		

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REF	Title	Date received	Comments
4.93	Network Rail comments 14 October 2021		
4.94	Network Rail comments 22 September 2021		
4.95	NHS comments 21 September 2021		
4.96	Southern water comments 28 September 2021		
4.97	Sport England comments 10 September 2021		
4.98	Sport England comments 15 September 2021		
4.99	Sport England letter with comments 29 October 2021		
4.100	Sport England email with comments 29 October 2021		
4.101	Sport England 5-Pitch Guidelines		
4.102	Environment Agency comments 7 August 2023		
4.103	Environment Agency 21 December 2022		
4.104	Historic England comments 13 January 2023		
4.105	KCC Ecological Advice 13 1 2023		
4.106	KCC Lead Local Flood Authority comments 27 January 2023		
4.107	Lower Medway Drainage Board 20 December 2022		
4.108	National Highways NHPR comments 26 October 2023		
4.109	National Highways comments 2 May 2023		
4.110	National Highways comments by email 2 May 2023		
4.111	National Highways Technical Report		
4.112	NHS comments 27 July 2023		
4.113	Sport England comments 2 December 2022		
4.114	Sport England comments 21 January 2023		

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REF	Title	Date received	Comments
4.115	KCC – Ecology comments 26 April 2024		
4.116	KCC - Flood & Water Management comments 4 July 2024		
4.117	Kent Fire and Rescue 19 June 2024		
4.118	National Highways comments 9 July 2024		
4.119	National Highways comments 20 March 2024		
4.120	National Highways comments 10 July 2024		
4.121	National Highways Technical Report		
4.122	National Highways comments 26 April 2024		
4.123	Natural England Annex A undated		
4.124	Network Rail comments 6 June 2024		
4.125	Network Rail comments 12 April 2024		
4.126	SBC Green spaces comments 22 July 2024		
4.127	SGN Health & Safety comments 1 March 2024		
4.128	National Highways comments 4 October 2024		
4.129	National Highways comments 9 September 2024		
4.130	National Highways Technical Report dated July 2024		
4.131	Network Rail comments 01 October 2024		
4.132	Network Rail response 5 September 2024		
4.133	Network Rail response 13 September 2024		
4.134	Network Rail comments 21 August 2024		
4.135	NHS comments 4 September 2024		
4.136	NHS comments 9 October 2024		

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REF	Title	Date received	Comments
4.137	NHS comments 27 June 2024		
CD 5 – Correspondence with Local Planning Authority NORTHERN SITE			
5.1	Applicant Response to LUC ES Review (August 2024)		
5.1.1	Applicant Response to LUC ES Review (Aug 24) - Main Report, Appendix A and Appendix H		
5.1.2	Applicant Response to LUC ES Review (Aug 24) - Appendix B - Figure 10.16		
5.1.3	Applicant Response to LUC ES Review (Aug 24) - Appendix C - Revised Ecology and Biodiversity ES Chapter		
5.1.4	Applicant Response to LUC ES Review (Aug 24) - Appendix C - ES Vol 2 App 11.2 HRA [North]		
5.1.5	Applicant Response to LUC ES Review (Aug 24) - Appendix C - ES Vol 2 Appendix 11.6 HRA [North & South]		
5.1.6	Applicant Response to LUC ES Review (Aug 24) - Appendix C - ES Vol 2 Appendix 11.7 Update Walkover Survey Results		
5.1.7	Applicant Response to LUC ES Review (Aug 24) - Appendix D - Revised Soils, Geology and Contaminated Land Non-Technical Summary		
5.1.8	Applicant Response to LUC ES Review (Aug 24) - Appendix D Revised Soils, Geology and Contaminated Land Non-Technical Summary		
5.1.9	Applicant Response to LUC ES Review (Aug 24) - Appendix E Revised Waste Management		
5.1.10	Applicant Response to LUC ES Review (Aug 24) - Appendix F - Archaeology		
5.1.11	Applicant Response to LUC ES Review (Aug 24) - Appendix G - Built Heritage ES Clarifications Report		
5.1.12	Applicant Response to LUC ES Review (Aug 24) - Figure 11.2 Habitats and Ecological Features Rev C 2024 Update		
5.1.13	Applicant Response to LUC ES Review (Aug 24) - ES Vol 2 App 11.3		
5.1.14	Applicant Response to LUC ES Review (Aug 24) - ES Vol 2 App 11.5		

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REF	Title	Date received	Comments
5.1.15	Applicant Response to LUC ES Review (Aug 24) - Appendix C - ES Vol 2 Appendix 11.6 Habitats Regulation Assessment [North & South]		
5.1.16	Applicant Response to LUC ES Review (Aug 24) - Appendix C - ES Vol 2 Appendix 11.7 Update Walkover Survey Results		
5.2	Applicant Response to Urban Design Comments (August 2024)		
5.3	Applicant Response to Archaeology Comments (August 2024)		
5.4	Applicant Response to Minerals Safeguarding Position (August 2024)		
5.5	Applicant Response to Kent County Council Highways (August 2024)		
5.6	Applicant Response to National Highways – Transport (August 2024)		
5.7	Network Rail, Regulation 122 Compliance Statement 21_503906_EIOUT (March 2025)	24/3/25	
CD 6 – Council's Consideration of the Application NORTHERN SITE			
6.1	Committee Report (7 November 2024)		
6.2	Tabled Update to the Committee (7 November 2024)		
6.3	Planning Committee Minutes (7 November 2024)		
CD 7 – Application Documents SOUTHERN SITE			
7.1	Application Form (February 2024)		
7.2	Certificate and Notices Schedule (July 2021)		
7.3	Covering Letter (February 2024)		
7.4	Application Guide (November 2022)		
7.5	Outline Development Specification (August 2024)		
7.6	Design and Access Statement (June 2021)		
7.6.1	Design and Access Statement Volume 1 Chapters 1-3		
7.6.2	Design and Access Statement Volume 2 Chapters 4-5		

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REF	Title	Date received	Comments
7.6.3	Design and Access Statement Volume 3 Chapters 6-7		
7.6.4	Design and Access Statement Volume 4 Chapters 8-9		
7.6.5	Design and Access Statement Volume 5 Chapters 10-12		
7.7	Design and Access Statement Addendum 1 (September 2022)		
7.8	Design and Access Statement Addendum 2 (January 2024)		
7.9	Local Area Study (June 2021)		
7.10	Employment Area Masterplan Strategy (May 2021)		
7.11	Statement of Community Involvement (May 2021)		
7.12	Planning Statement (July 2021)		
7.13	Planning Statement Addendum (August 2024)		
7.14	Environmental Compliance Statement (February 2024)		
7.15	Sustainability and Energy Statement (August 2022)		
7.16	Health Impact Assessment (May 2021)		
7.17	Economic Opportunity Statement (June 2021)		
7.18	Economic Benefits Technical Note (May 2021)		
7.19	Retail Statement (May 2021)		
7.20	Sports Facilities Strategy (May 2021)		
7.21	Arboricultural Impact Assessment (October 2022)		
7.22	Landscape and Open Space Strategy Addendum (September 2022)		
7.23	Composite Landscape Framework Option 2 (July 2022)		
7.24	South Site Landscape Framework Option 2 (August 2022)		
7.25	South Site Landscape Framework (April 2021)		

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REF	Title	Date received	Comments
7.26	Habitats Regulations Assessment (July 2024)		
7.27	Report to Inform a Habitats Regulations Assessment (including Appropriate Assessment) (January 2024)		
7.28	Viability Assessment Note (January 2024)		
7.29	Sequential Test (October 2024)		
7.30	Sequential Test Appendix 1 (August 2024)		
7.31	Transport Assessment (inc. Highway Drawings)		
7.31.1	Transport Assessment Volume 1 – Executive Summary (May 2021)		
7.31.2	Transport Assessment Volume 2 – Policy Context and Strategic Justification (May 2021)		
7.31.3	Transport Assessment Volume 3 – Site Context (September 2022)		
7.31.4	Transport Assessment Volume 4 – Development Proposals (May 2021)		
7.31.5	Transport Assessment Volume 5 – Sustainable Transport Strategy (September 2022)		
7.31.6	Transport Assessment Volume 6 – Highways Infrastructure Proposals (May 2021)		
7.31.7	Transport Assessment Volume 7 – Traffic Impact Appraisal (September 2022)		
7.31.8	Transport Assessment Volume 8 – Mitigation Proposals (May 2021)		
7.32	Not Used		
7.33	Landscape and Open Space Strategy (June 2021)		
7.34	Highsted Park (North and South) Shadow Habitats Regulations Assessment (including Appropriate Assessment) (updated December 2024) (December 2024)		
7.35	Highsted Park (North and South) Shadow Habitats Regulations Assessment (including Appropriate Assessment) (updated April 2025) (April 2025)	23/4/25	

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REF	Title	Date received	Comments
CD 8 – Application Drawings SOUTHERN SITE			
8.1	Site Location Plan (ref. 2782-071) (February 2025)		
8.2	Parameter Plan: Development (ref. 2782-455) (February 2025)		
8.3	Parameter Plan: Development Highsted (ref. 2782-456) (February 2025)		
8.4	Parameter Plan: Development Oakwood (ref. 2782-457) (February 2025)		
8.5	Parameter Plan: Built Form Heights (ref. 4782-420) (February 2025)		
8.6	Parameter Plan: Built Form Heights Highsted (ref. 4782-421) (February 2025)		
8.7	Parameter Plan: Built Form Heights Oakwood (ref. 4782-422) (February 2025)		
8.8	Phasing Plan (ref. 2782-500) (August 2024)		
8.9	Phasing Plan Highsted (ref. 2782-501) (August 2024)		
8.10	Phasing Plan Oakwood (ref. 2782-502) (August 2024)		
8.11	Strategy Plan: Demolition South (ref. 2782-540) (February 2024)		
8.12	Development Structuring Plan (ref. 4782-401) (February 2025)		
8.13	Development Structuring Plan Highsted (ref. 4782-402) (February 2025)		
8.14	Development Structuring Plan Oakwood (ref. 4782-403) (February 2025)		
8.15	Framework Plan: Land Use (ref. 2782-405) (February 2024) (February 2024)		
8.16	Framework Plan: Land Use Highsted (ref. 2782-406) (February 2024)		
8.17	Framework Plan: Land Use Oakwood (ref. 2782-407) (February 2024)		
8.18	Greenspace Structuring Plan (ref. 4782-410) (February 2025)		
8.19	Greenspace Structuring Plan Highsted (ref. 4782-411) (February 2025)		
8.20	Greenspace Structuring Plan Oakwood (ref. 4782-412) (February 2025)		
8.21	Framework Plan: Density (ref. 2782-415) (February 2025)		

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REF	Title	Date received	Comments
8.22	Framework Plan: Density Highsted (ref. 2782-416) (February 2025)		
8.23	Framework Plan: Density Oakwood (ref. 2782-417) (February 2025)		
8.24	Framework Plan: Access & Strategic Vehicular Routes (ref. 2782-425) (February 2025)		
8.25	Framework Plan: Access & Strategic Vehicular Routes Highsted (ref. 2782-426) (February 2025)		
8.26	Framework Plan: Access & Strategic Vehicular Routes Oakwood (ref. 2782-427) (February 2025)		
8.27	Framework Plan: Pedestrian and Cycle Routes (ref. 2782-440) (February 2025)		
8.28	Framework Plan: Pedestrian and Cycle Routes Highsted (ref. 2782-441) (February 2025)		
8.29	Framework Plan: Pedestrian and Cycle Routes Oakwood (ref. 2782-442) (February 2025)		
8.30	Composite illustrative Masterplan (Aerial) (ref. 2782-211) (February 2025)		
8.31	Composite illustrative Masterplan (OS) (ref. 2782-210) (February 2025)		
8.32	Illustrative Masterplan South (Aerial) (ref. 2782-209) (February 2025)		
8.33	Illustrative Masterplan South (OS) (ref. 2782-208) (February 2025)		
CD 9 – Environmental Statement SOUTHERN SITE			
9.1	Environmental Statement Vol 1 Main Text (February 2025)		
9.2	Environmental Statement Vol 2 Appendices (February 2025)		
9.2.1	ES Vol 2 Appendix 3.1 – Scoping Opinion		
9.2.2	ES Volume 2 Appendix 3.2 – Statement of Competence		
9.2.3	ES Volume 2 Appendix 7.1 Transport Assessment Vol 3 – Site Context		
9.2.4	ES Vol 2 Appendix 7.2 Transport Assessment Vol 5 – Sustainable Transport Strategy		

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REF	Title	Date received	Comments
9.2.5	ES Vol 2 Appendix 7.3 Transport Assessment Vol 7 – Traffic Impact Appraisal Part 1		
9.2.6	ES Vol 2 Appendix 7.3 Transport Assessment Vol 7 – Traffic Impact Appraisal Part 2		
9.2.7	ES Vol 2 Appendix 7.3 Transport Assessment Vol 7 – Traffic Impact Appraisal Part 3		
9.2.8	ES Vol 2 Appendix 7.3 Transport Assessment Vol 7 – Traffic Impact Appraisal Part 4		
9.2.9	ES Vol 2 Appendix 7.3 Transport Assessment Vol 7 – Traffic Impact Appraisal Part 5		
9.2.10	ES Vol 2 Appendix 8.1 to 8.5 – Air Quality		
9.2.11	ES Vol 2 Appendix 8.6 – Air Quality Impacts on Ecological Habitats Update		
9.2.12	ES Vol 2 Appendix 8.7 – Odour Review		
9.2.13	ES Vol 2 Appendix 9.1 to 9.28 – Noise and Vibration		
9.2.14	ES Vol 2 Appendix 10.1 – Terminology		
9.2.15	ES Vol 2 Appendix 10.2 – Landscape and Visual Methodology		
9.2.16	ES Vol 2 Appendix 10.3 – Scoping and Response		
9.2.17	ES Vol 2 Appendix 10.4 – Highsted Dry Valley AHLV Statement of Significance		
9.2.18	ES Vol 2 Appendix 10.5 – Extracts National Character Area Profile		
9.2.19	ES Vol 2 Appendix 10.6 – Extracts Kent County Council Landscape Assessment of Kent 2004		
9.2.20	ES Vol 2 Appendix 10.7 – Extracts Swale Landscape Character & Biodiversity Appraisal 2011		
9.2.21	ES Vol 2 Appendix 10.8 – Extracts from The Kent Downs Landscape		
9.2.22	ES Vol 2 Appendix 10.9 – A Management Plan for the Kent Downs Area of Outstanding Natural Beauty 2004 - 2009		

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REF	Title	Date received	Comments
9.2.23	ES Vol 2 Appendix 10.10 – Photographic Appendices – Visual Assessment Photographs		
9.2.24	ES Vol 2 Appendix 10.11 – Representative View Rationale		
9.2.25	ES Vol 2 Appendix 10.12 – Key Viewpoints- Baseline Situation		
9.2.26	ES Vol 2 Appendix 10.13 – Assessment Table 10.13.1 to 13.4		
9.2.27	ES Vol 2 Appendix 10.14 – Figures		
9.2.28	ES Vol 2 Appendix 10.15 – Swale important Local Countryside Gaps		
9.2.29	ES Vol 2 Appendix 10.16 – CPRE Light Pollution and Dark Skies Mapping		
9.2.30	ES Vol 2 Appendix 10.17 – Visualisation VIS1-7 Combined		
9.2.31	ES Vol 2 Appendix 11.1 – Baseline Ecological Appraisal		
9.2.32	ES Vol 2 Appendix 11.2 – Habitats Regulation Assessment		
9.2.33	ES Vol 2 Appendix 11.3 – Ecological Mitigation Strategy		
9.2.34	ES Vol 2 Appendix 11.4 – Winter Birds		
9.2.35	ES Vol 2 Appendix 11.5 – Ancient Woodland Assessment		
9.2.36	ES Vol 2 Appendix 11.6 – Updated Walkover Survey Results		
9.2.37	ES Vol 2 Appendix 11 – Fig. 11.1 South Ecological Designations		
9.2.38	ES Vol 2 Appendix 11 – Fig. 11.2 Habitats and Ecological Features		
9.2.39	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 1 – Summary of Preliminary Findings		
9.2.40	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 1 of 6		
9.2.41	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 2 of 6		

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REF	Title	Date received	Comments
9.2.42	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 3 of 6		
9.2.43	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 4 of 6		
9.2.44	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 5 of 6		
9.2.45	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 2 Flood Risk Assessment Part 6 of 6		
9.2.46	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 3 Surface Water Drainage Strategy Part 1 of 4		
9.2.47	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 3 Surface Water Drainage Strategy Part 2 of 4		
9.2.48	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 3 Surface Water Drainage Strategy Part 3 of 4		
9.2.49	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 3 Surface Water Drainage Strategy Part 4 of 4		
9.2.50	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 4 Foul Water Strategy Part 1 of 3		
9.2.51	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 4 Foul Water Strategy Part 2 of 3		
9.2.52	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 4 Foul Water Strategy Part 3 of 3		
9.2.53	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 5 –Water Resources and Supply Part 1 of 2		
9.2.54	ES Vol 2 Appendix 12.1 – Water Cycle Study Vol 5 –Water Resources and Supply Part 2 of 2		
9.2.55	ES Vol 2 Appendix 13.1 – Preliminary Unexploded Ordnance (UXO) Threat Assessment		
9.2.56	Not Used		
	ES Vol 2 Appendix 13.2 – Prelim GeoEnvironmental Assessment		
9.2.57	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 1		

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REF	Title	Date received	Comments
9.2.58	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 2		
9.2.59	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 3		
9.2.60	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 4		
9.2.61	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 5		
9.2.62	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 6		
9.2.63	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 7		
9.2.64	ES Vol 2 Appendix 13.2 – Preliminary Environmental Assessment Part 8		
9.2.65	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 9		
9.2.66	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 10		
9.2.67	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 11		
9.2.68	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 12		
9.2.69	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 13		
9.2.70	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 14		
9.2.71	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 15		
9.2.72	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 16		
9.2.73	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 17		
9.2.74	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 18		
9.2.75	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 19		
9.2.76	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 20		
9.2.77	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 21		

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REF	Title	Date received	Comments
9.2.78	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 22		
9.2.79	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 23		
9.2.80	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 24		
9.2.81	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 25		
9.2.82	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 26		
9.2.83	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 27		
9.2.84	ES Vol 2 Appendix 13.2 – Preliminary GeoEnvironmental Assessment Part 28		
9.2.85	ES Vol 2 Appendix 13.3 – Agricultural Land Quality		
9.2.86	ES Vol 2 Appendix 13.4 – Outline Mineral Assessment		
9.2.87	ES Vol 2 Appendix 13.5 – Phase 2 GeoEnvironmental Assessment part 1		
9.2.88	ES Vol 2 Appendix 13.5 – Phase 2 GeoEnvironmental Assessment part 2		
9.2.89	ES Vol 2 Appendix 13.5 – Phase 2 GeoEnvironmental Assessment part 3		
9.2.90	ES Vol 2 Appendix 13.5 – Phase 2 GeoEnvironmental Assessment part 4		
9.2.91	ES Vol 2 Appendix 13.5 – Phase 2 GeoEnvironmental Assessment part 5		
9.2.92	ES Vol 2 Appendix 15.1 – Archaeological and Historic Landscape Desk Base Assessment (Part 1 of 6)		
9.2.93	ES Vol 2 Appendix 15.1 – Archaeological and Historic Landscape Desk Base Assessment (Part 2 of 6)		
9.2.94	ES Vol 2 Appendix 15.1 – Archaeological and Historic Landscape Desk Base Assessment (Part 3 of 6)		
9.2.95	ES Vol 2 Appendix 15.1 – Archaeological and Historic Landscape Desk Base Assessment (Part 4 of 6)		
9.2.96	ES Vol 2 Appendix 15.1 – Archaeological and Historic Landscape Desk Base Assessment (Part 5 of 6)		

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REF	Title	Date received	Comments
9.2.97	ES Vol 2 Appendix 15.1 – Archaeological and Historic Landscape Desk Base Assessme (Part 6 of 6)		
9.2.98	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 1 of 11)		
9.2.99	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 2 of 11)		
9.2.100	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 3 of 11)		
9.2.101	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 4 of 11)		
9.2.102	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 5 of 11)		
9.2.103	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 6 of 11)		
9.2.104	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 7 of 11)		
9.2.105	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 8 of 11)		
9.2.106	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 9 of 11)		
9.2.107	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 10 of 11)		
9.2.108	ES Vol 2 Appendix 15.2 – Geophysics Survey (Part 11 of 11)		
9.2.109	ES Vol 2 Appendix 15.3 – Geological Deposit Model		
9.2.110	ES Vol 2 Appendix 15.4 – Additional Clarifications Report		
9.2.111	ES Vol 2 Appendix 16.1 – Built Heritage		
9.2.112	ES Vol 2 Appendix 17.1 – Socio-economics calculations		
9.3	Environmental Statement Vol 3 Non-Technical Summary (February 2025)		
9.4	Response to LUC ES Review Appendix H - Built Heritage ES Clarifications South		
9.5	2nd Response to LUC Comments Appendix A - Vol 2 Appendices 9.1 to 9.28 Noise and Vibration		

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REF	Title	Date received	Comments
9.6	2nd Response to LUC Comments Appendix A - ES Chapter 9 Noise and Vibration v2		
9.7	2nd Response to LUC Comments Appendix A – Non Technical Summary Chapter 9 Noise and Vibration v2		
9.8	Response to LUC 2nd Review Comments v4		
9.9	ES Southern Scheme - Comparite between Oct 2022 and Feb 2025		
9.10	Southern Scheme - Tracked Non-Technical Summary October 2022 to February 2025		
9.11	Southern Site – Ecology response to Secretary of State Regulation 25 Request – Baseline data		
9.12	Southern Site – Air Quality response to Secretary of State Regulation 25 Request – Baseline data		
CD 10 – Key Consultation Responses (Statutory Consultees and Rule 6 Parties) SOUTHERN SITE			
10.1	Southern Water comments (6 October 2024)		
10.2	Southern Water comments (20 March 2024)		
10.3	Southern Water comments (GIS) (20 March 2024)		
10.4	Southern Water comments (4 January 2023)		
10.5	Southern Water comments (28 September 2021)		
10.6	Southern Water comments (10 August 2021)		
10.7	Swale Borough Council Urban Design Officer comments (September 2024)		
10.8	Swale Borough Council Urban Design Officer comments (May 2024)		
10.9	Woodland Trust comments (9 October 2024)		
10.10	Swale Borough Council Environmental Statement Review (October 2024)		
10.11	Helen Whately MP comments (4 October 2024)		
10.12	Maidstone Borough Council comments (3 October 2024)		

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REF	Title	Date received	Comments
10.13	Active Travel England comments (27 September 2024)		
10.14	Environment Agency comments (2 September 2024)		
10.15	Environment Agency comments (30 May 2024)		
10.16	Environment Agency comments (18 March 2024)		
10.17	Environment Agency comments (29 February 2024)		
10.18	Environment Agency comments (7 August 2023)		
10.19	Environment Agency comments (2 September 2021)		
10.20	Mid Kent Environmental Health comments (4 October 2024)		
10.21	Financial Viability Assessment (20 September 2024)		
10.21.1	Financial Viability Assessment (23 April 2024)	27/5/25	
10.22	Historic Buildings and Conservation comments (6 September 2024)		
10.23	Historic Buildings and Conservation comments (6 September 2024)		
10.24	Kent County Council Ecology comments (20 September 2024)		
10.25	Kent County Council Growth and Economy comments (16 October 2024)		
10.26	Kent County Council Growth and Economy comments (26 June 2024)		
10.27	Kent County Council Growth and Economy comments (1 March 2023)		
10.28	Kent County Council Growth and Economy comments (30 November 2021)		
10.29	Kent County Council Archaeology comments (26 September 2024)		
10.30	Kent County Council Minerals and Waste comments (27 September 2024)		
10.31	Kent County Council Flood and Waste Management comments (17 September 2024)		
10.32	Kent County Council Flood and Waste Management comments (27 March 2024)		
10.33	Kent Downs National Park comments (1 October 2024)		

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REF	Title	Date received	Comments
10.34	Kent Downs National Park comments (21 December 2022)		
10.35	Kent Downs National Park comments (8 September 2021)		
10.36	Kent Downs National Park comments (EIA scoping advice) (9 January 2018)		
10.37	Kent Downs National Landscape comments (1 October 2024)		
10.38	Kent Downs National Landscape comments (25 March 2024)		
10.39	Lower Medway Internal Drainage Board comments (5 September 2024)		
10.40	Natural England comments (30 September 2024)		
10.41	Natural England comments (30 April 2024)		
10.42	Natural England comments (28 February 2023)		
10.43	Natural England comments (5 November 2021)		
10.44	Network Rail comments (1 October 2024)		
10.45	National Highways comments (4 October 2024)		
10.46	National Highways comments (Technical Report - Review of Planning Application Documents) (4 October 2024)		
10.47	National Highways comments (9 September 2024)		
10.48	NHS Kent and Medway comments (9 October 2024)		
10.49	NHS Kent and Medway comments (4 September 2024)		
10.50	NHS Kent and Medway comments (4 September 2024)		
10.51	Kent Police comments (18 September 2024)		
10.52	Kent Police comments (25 March 2024)		
10.53	Kent Police comments (19 December 2022)		
10.54	Historic England comments (4 October 2024)		
10.55	Historic England comments (31 May 2024)		

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REF	Title	Date received	Comments
10.56	Historic England comments (19 January 2023)		
10.57	Historic England comments (1 September 2021)		
10.58	Swale Borough Council, LUC Landscape Opinion 3 (10 September 2024)		
10.59	Swale Borough Council, LUC Landscape Opinion 2 (14 May 2024)		
10.60	Swale Borough Council, LUC Landscape Opinion 1 (2 March 2022)		
10.61	Swale Borough Council Environmental Protection Team comments (23 January 2025)		
10.62	Parish Councils Landscape and Visual related comments, Red Kite (21 September 2024)		
10.63	Bird wise comments (19 August 2024)		
10.64	Kent County Council Technical Appendix 8 General Land Transfer Terms – school sites		
10.65	Kent County Council Public Rights of Ways and Access comments (17 July 2024)		
10.66	Kent Fire and Rescue Service comments (19 June 2024)		
10.67	Kent Wildlife Trust comments (29 March 2024)		
10.68	Kent Wildlife Trust comments (10 August 2023)		
10.69	Kent Wildlife Trust comments (20 October 2021)		
10.70	Swale Borough Council Climate Change comments (18 March 2024)		
10.71	Swale Borough Council Green Spaces comments (22 July 2024)		
10.72	Swale Borough Council Housing Officer comments (29 February 2024)		
10.73	Swale Borough Council Tree Officer comments (19 July 2024)		
10.74	Sport England comments (28 March 2024)		
10.75	Swale Footpath Group comments (8 March 2024)		
10.76	Swale Footpath Group comments (27 August 2021)		

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REF	Title	Date received	Comments
10.77	Forestry Commission comments (10 February 2023)		
10.78	Swale Borough Council Agricultural Land Value comments (October 2015)		
10.79	Rural Planning comments (23 August 2021)		
10.80	Community Objections submitted on behalf of Bapchild, Bredgar, Milstead and Rodmersham Parish Councils (October 2024)		Duplicate of 4.70
10.80.1	Community Objections submitted on behalf of Bapchild, Bredgar, Milstead and Rodmersham Parish Councils Appendix 2 - 50 years of Shell		
10.81	Transport and Highways Review Addendum (September 2024)		
10.82	Transport and Highways Review (June 2024)		
10.83	Environment Agency comments (5 March 2024)		
10.84	Environment Agency comments (29 February 2024)		
10.85	Highsted Park (South): Land to the West of Teynham Environmental Statement Review, LUC (January 2025)		
10.86	ES Review 1 Southern Application		
10.87	ES Review 2 Southern Application		
10.88	ES Review 3 Southern Application		
10.89	ES Review 4 Southern Application		
10.90	NHS consultation response South (27 June 2024)		
10.91	Sittingbourne Milton and District Scouts Executive		
10.92	EIOUT Southern Water 6462917 comments	13/5/25	
10.93	EIOUT Southern Water 6540688 comments	13/5/25	
10.94	Kent CC - Archaeology Response undated		
10.95	Kent Police Comments 13 September 2021		
10.96	National Highway comments 7 April 2022		
10.97	National Highway comments 14 July 2022 (email)		
10.98	National Highway comments 14 July 2022		

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REF	Title	Date received	Comments
10.99	National Highways comments 9 Dec 2022		
10.100	National Highways comments 17 September 2021		
10.101	National Highways comments 17 September 2021		
10.102	National Highways applicant response 5 October 2021		
10.103	Network Rail comments 14 October 2021		
10.104	NHS comments dated 21 September 2021		
10.105	Rural Planning comments 23 August 2021		
10.106	Rural Planning -Magic Map Local ALC Grading 23 August 2021		
10.107	SBC - Climate Change Officer comments 20 September 2021		
10.108	Sport England comments 10 September 2021		
10.109	Sport England comments 15 September 2021		
10.110	Sport England comments 21 September 2021		
10.111	Sport England comments 29 October 2021		
10.112	Environment Agency comments 7 August 2023		
10.113	KCC - Ecological Advice 13 January 2023		
10.114	KCC - Flood & Water Management comments 30 January 2023		
10.115	KCC - Minerals comments 9 December 2022		
10.116	Lower Medway Drainage Board comments 22 December 2022		
10.117	National Highways comments 1 - 2 May 2023		
10.118	National Highways comments 1 -31 January 2023		
10.119	National Highways comments 2 May 2023		
10.120	National Highways comments 2 May 2023		
10.121	National Highways comments 9 December 2022		
10.122	National Highways comments 31 January 2023 Technical Report		
10.123	National Highways comments 31 January 2023		
10.124	Sport England comments 28 January 2023		
10.125	KCC - Archaeology comments 2 August 2024		
10.126	KCC - Ecology comments 26 April 2024		
10.127	KCC – Minerals and Waste comments 8 April 2024		

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REF	Title	Date received	Comments
CD10.128	Lower Medway Internal Drainage Board 12 March 2024		
CD10.129	MID KENT Environmental Health comments 28 March 2024		
CD10.130	National Highways comments 9 July 2024		
CD10.131	National Highways comments - Technical Report South July 24		
CD10.132	National Highways comments 29 August 2023		
CD10.133	National Highways NHPR comments 28 July 2023		
CD10.134	National Highways-NHPR comments 26 January 2024		
CD10.135	National Highways-NHPR comments 26 October 2023		
CD10.136	Network Rail comments 6 June 2024		
CD10.137	Network Rail- 12 April 2024		
CD10.138	SBC - Green spaces 22 July 2024		
CD10.139	SBC - Historic Buildings Advice 28 May 2024		
CD10.140	SBC - Trees Officer comments 19 July 2024		
CD10.141	Highsted Park businesses letter (Support) undated		
CD10.142	Sittingbourne Football Club (Support) 24 October 2024		
CD 11 – Correspondence with Local Planning Authority SOUTHERN SITE			
11.1	Applicant Response to National Highways (August 2024)		
11.2	Applicant Response to Kent County Council Highways (August 2024)		
11.3	Applicant Response to National Highways Technical Report (August 2024)		
11.4	Applicant Response to Minerals Safeguarding Position (August 2024)		
11.5	Urban Design Officer Response (August 2024)		
11.6	Applicant Response to LUC comments (August 2024)		
11.6.1	Appendix A Odour Review		
11.6.2	Appendix B Noise and Vibration		
11.6.3	Appendix C Landscape and Visual Assessment		

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REF	Title	Date received	Comments
11.6.4	Appendix C Non-Technical Summary Landscape and Visual Assessment		
11.6.5	Appendix D Ecology		
11.6.6	Appendix D Report to Inform Habitat Regulations Assessment		
11.6.7	Appendix D ES Appendix 11.3 Ecological Mitigation Strategy		
11.6.8	Appendix D ES Appendix 11.6 Update Walkover Survey Results		
11.6.9	Appendix D ES Fig 11.2 Habitats and Ecological Features		
11.6.10	Appendix E Soil, Geology and Contaminated Land ES		
11.6.11	Appendix E Soil, Geology and Contaminated Land Land Non-Technical Summary		
11.6.12	Appendix F Waste Management		
11.6.13	Appendix G Archaeology Additional Information		
11.6.14	Appendix H Built Heritage ES Clarifications Report		
11.7	Applicant Response to Kent County Council Highways – Transport (February 2024)		
11.8	Applicant Response to National Highways – Transport (February 2024)		
11.9	Network Rail, Regulation 122 Compliance Statement 21_503914_EIOUT (March 2025)	24/3/25	
CD 12 – Council’s Consideration Documents SOUTHERN SITE			
12.1	Committee Report (7 November 2024)		
12.2	Tabled Update to Committee (7 November 2024)		
12.3	Planning Committee Minutes (7 November 2024)		
CD 13 – Development Plan Policy			
13.1	Bearing Fruits 2031 The Swale Borough Local Plan		

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REF	Title	Date received	Comments
13.2	Inspectors Report - Bearing Fruits Local Plan		
13.3	Proposals Map Extract Ancient Woodland		
13.4	Proposals Map Extract Area of High Landscape Value Southern Application		
13.5	Proposals Map Extract Area of High Landscape Value Northern Application		
13.6	Proposals Map Extract Important Local Countryside Gap Northern & Southern Application		
13.7	Proposals Map Extract Rural Lane North & South		
13.8	Proposals Map Extract Rural Lane Northern Application		
13.9	Proposals Map Extract Settlement Boundary Northern Application		
13.10	Proposals Map Extract Settlement Boundary Southern Application		
13.11	Proposals Map Extract Kent Downs National Landscape		
13.12	Proposals Map Extract Local Wildlife Sites		
13.13	Proposals Map Extract Policy AS1		
13.14	Kent-Minerals-and-Waste-Local-Plan-2013-2030		Duplicate of 15.24
13.14.1	The Kent Minerals and Waste Local Plan 2025 (was 15.24.1)		
13.15	Public reports pack 29 January 2025 Full Council – submitted by Swale Borough Council	15/5/25	
13.16	Printed minutes 29 January 2025 Full Council – submitted by Swale Borough Council	15/5/25	
CD 14 - CDE – Emerging Development Plan Policy – Swale Borough Council			
14.1	Final Draft Strategic Housing Land Availability Assessment (April 2020)		
14.2	Not Used		
14.3	Cabinet Minutes (December 2020)		
14.4	Looking Ahead Swale Borough Council (April 2018)		

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REF	Title	Date received	Comments
14.5	Issues and Preferred Options October 2021 (Reg 18) (extracts)		
14.6	Planning and Transportation Policy Working Group Minutes (October 2022)		
14.7	Swale Local Plan Review - Draft Sustainability Appraisal (January 2021)		
14.8	Local Development Scheme, Swale Borough Council (December 2024)		
14.9	Local Plan Review 2021: Pre-Submission Document (Reg 19)		
14.10	Minutes of Full Council Meeting (26 June 2019)	11/3/25	
14.11	Minutes of Full Council Meeting (26 July 2017)	11/3/25	Duplicate of CD14.30
14.12	Minutes of Local Plan Panel (17 October 2019)	24/3/25	
14.13	Minutes of Local Plan Panel (30 July 2020)	24/3/25	
14.14	Cabinet Minutes (23 September 2020)	24/3/25	
14.14.1	Letter from Southern Water 6 February 2025	25/10/25	
14.15	Cabinet Minutes (27 October 2021)	24/3/25	
14.16	Policy and Resources Committee Minutes (19 October 2022)	24/3/25	
14.17	Minutes of Full Council Meeting (15 November 2023)	24/3/25	
14.18	Minutes of Full Council Meeting (24 July 2024)	24/3/25	
14.19	Policy and Resources Committee Minutes (11 September 2024)	26/3/25	Duplicate of CD14.28
14.20	Appendix V -Full Council Meeting (4 December 2024)	26/3/25	
14.21	Appendix VI -Full Council Meeting (4 December 2024)	26/3/25	
14.22	Minutes of Full Council Meeting (4 December 2024)	26/3/25	
14.23	Housing delivery Test 2023 measurement	14/4/25	
14.24	Cabinet Report (27 October 2021)	28/4/25	
14.25	Printed minutes 3 April 2024 Full Council	15/5/25	

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REF	Title	Date received	Comments
14.26	8th August 2024 report to the Planning and Transportation Policy Working Group	2/6/25	
14.27	Public reports pack 11 September 2024 Policy and Resources Committee	19/6/25	
14.28	Printed minutes 11 September Policy and Resources Committee	19/6/25	Duplicate of CD14.19
14.29	Printed minutes 14 March 2019 Local Plan Panel	19/6/25	
14.30	Printed minutes 26 July 2017 Full Council	19/6/25	Duplicate of CD14.11
14.31	Public reports pack 08 August 2024 Planning and Transportation Policy Working Group	19/6/25	
CD 15 – Local Planning Guidance			
15.1	Housing Land Supply Position Statement 2024/2025 (November 2024)		
15.2	Parking Standards Supplementary Planning Document, Swale Borough Council (May 2020)		
15.3	Swale Landscape Character and Biodiversity Appraisal SPG (November 2011)		
15.4	Swale Borough Council Developer Contributions Supplementary Planning Document (November 2009)		
15.5	Guidance for complying with the climate change planning condition to reduce operational carbon of new dwellings in Swale by 50%, Swale Borough Council (June 2020)		
15.6	Creating Sustainable Communities: Greening the Gateway, Implementation Plan (2005)		
15.7	Employment Land Review Update, Swale Borough Council (October 2023)		
15.8	Kent County Council Developer Contributions Guide (2023)		Duplicate of CD35.11
15.8.1	Appendix 1 Adult Social Care		
15.8.2	Appendix 2 Community Learning and Skills		
15.8.3	Appendix 3 Kent County Council Development Contributions Calculator		Previously CD15.9
15.8.4	Appendix 4 - Education - Overview		
15.8.5	Appendix 5 - Early Years Education and Childcare Provision		

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REF	Title	Date received	Comments
15.8.6	Appendix 6 - Primary and Secondary Education		
15.8.7	Appendix 7- Special Educational Needs and Disabilities		
15.8.8	Appendix 8 - General Transfer Terms – School Sites		
15.8.9	Appendix 9 - New School Site and Sport Pitch Sizes		
15.8.10	Appendix 10 - Example Education Assessment – Primary and Secondary		
15.8.11	Appendix 11 - Example Build and Land Contributions		
15.8.12	Appendix 12 - Flood Risk Management and Sustainable Drainage		
15.8.13	Appendix 13 - Heritage and Archaeology - Community Archaeology Provision		
15.8.14	Appendix 14 - Highways and Transportation		
15.8.15	Appendix 15 - Integrated Children’s Services – Youth Services/Early Years Service		
15.8.16	Appendix 16 - Libraries, Registration and Archives		
15.8.17	Appendix 17 - Public Rights of Way		
15.8.18	Appendix 18 - Waste Disposal and Recycling		
15.9	Not Used - this is now 15.8.3		
15.10	Swale Borough Council Local Plan Viability Testing: Addendum Report Part 1, Community Infrastructure Levy Update, Swale Borough Council (September 2015)		
15.11	Swale Borough Council Local Plan Viability Testing: Economic Viability Study, Swale Borough Council (September 2014)		
15.12	Local Transport Plan 4: Delivering Growth without Gridlock 2016–2031, Kent County Council		
15.13	Local Transport Plan 5: Striking the Balance, Kent County Council (December 2024)		
15.14	Swale Borough Council Local Plan Examination Statement – Matter 8.2: Highway Infrastructure (CP2, AS1)		

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REF	Title	Date received	Comments
15.15	Open Spaces and Play Area Strategy 2018-2022, Swale Borough Council (2018)		
15.16	Extract of the Definitive Map of Public Rights of Way for the County of Kent (extract) (Northern Application) (January 2025)		
15.17	Extract of the Definitive Map of Public Rights of Way for the County of Kent (extract) (Southern Application) (January 2025)		
15.18	Kent County Council Rights of Way Improvement Plan 2018-2028		
15.19	Kent and Medway Growth and Infrastructure Framework (2018)		
15.20	Kent Minerals and Waste Local Plan 2013 - 30 (September 2020)		
15.21	Kent Minerals and Waste Local Plan 2013 – 30, Kent Mineral Sites Plan (September 2020)		
15.22	Not used		
15.23	Swale Borough Council Woodland and Ducks Ponds Trail Walk		
15.24	Kent Minerals and Waste Local Plan 2013 – 2030 (July 2016)		Duplicate of 13.14
15.24.1	The Kent Minerals and Waste Local Plan 2025 (Re-referenced 13.14.1)		
15.25	Built Facilities Assessment and Strategy 2024 – 2038, Swale Borough Council (February 2024)		
15.26	SW04 Cromer's Wood 2005 citation		
15.27	SW05 Highsted Quarries 1985 citation		
15.28	Swale Borough Council Swale Green and Blue Infrastructure Strategy DRAFT Strategies (August 2020)		
15.29	Swale Borough Council Swale Green and Blue Infrastructure Strategy DRAFT Appendices (August 2020)		
15.30	Swale Biodiversity Baseline Report in Preparation for Requirements of the Environment Bill (5 th October 2020)		
15.31	Swale Borough Council Swale Green and Blue Infrastructure Strategy DRAFT (August 2020)		
15.31.1	Swale Borough Council Swale Green and Blue Infrastructure Strategy FINAL (September 2020)	13/3/25	

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REF	Title	Date received	Comments
15.32	Bird Wise North Kent Mitigation Strategy 2018		
15.33	Bird Wise North Kent Mitigation Strategy 2024		
15.34	Local Plan Review Site Selection		
15.35	5 Years Housing Land Supply position December 2024	25/3/25	
CD 16 – National Policy and Guidance			
16.1	National Planning Policy Framework (December 2024)		
16.2	National Design Guide (January 2021)		
16.3	Planning Practice Guidance – Natural Environment (January 2016)		
16.4	Planning Practice Guidance – Conserving and Enhancing the Historic Environment (July 2019)		
16.5	Not Used		
16.6	ODPM Circular 06_2005 Biodiversity and Geological Conservation		
16.7	Planning Practice Guidance – Planning obligations Use of planning obligations and process for changing obligations (September 2019)		
16.8	The Thames Gateway Core Vision, Thames Gateway (November 2009)		
16.9	Thames Gateway: Parklands Vision (October 2008)		
16.10	The Thames Gateway – where next? The Smith Institute (November 2009)		
16.11	Planning Practice Guidance – Viability (December 2024)		
16.12	PPG Healthy and safe communities		
16.13	Thames Gateway Planning Framework RPG9a 1995		
16.14	Planning Practice Guidance Housing supply and delivery	14/4/25	
CD 17 – Legislation			
17.1	The Town and Country Planning Consultation England Direction 2024 (January 2024)		

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REF	Title	Date received	Comments
17.2	The Community Infrastructure Levy Regulations 2010		
17.3	Wildlife and Countryside Act 1981		
17.4	Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990		
17.5	Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990		
17.6	Section 85(1) of the Countryside and Rights of Way Act 2000		
17.7	Section 89 of The Countryside and Rights of Way Act 2000		
17.8	Countryside and Rights of Way Act 2000		
17.9	Environment Act 2021		
17.10	Levelling Up and Regeneration Act 2023		
17.11	Section.175B [inserted via the Infrastructure Act 2015 (Part 1)] of the Highways Act 1980		
17.12	Environment Act 2021 Chapter 30 Part 6		
CD 18 – Topic Specific Documents - Landscape			
18.1	An approach to Landscape Character Assessment, Natural England (October 2014)		
18.2	Technical Guidance Note 1/20 ‘Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs) (January 2020)		
18.3	Landscape Institute: Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3) LITGN-2024-01 (August 2024)		
18.4	Ancient woodland, ancient trees and veteran trees advice for making planning decisions (January 2022)		
18.5	Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes (December 2024)		
18.6	Protected Landscapes Targets and Outcomes Framework (January 2024)		

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REF	Title	Date received	Comments
18.7	The Conservation of Habitats and Species and Planning Regulations 2018		
18.8	Landscape Institute Technical Information Note: Tranquillity – An overview (January 2017)		
18.9	An approach to landscape sensitivity assessment – to inform spatial planning and land management, Natural England (June 2019)		
18.10	Landscape Institute Position Paper, Making it Home: The Power of Landscape to Create Good Housing (March 2010)		
18.11	Landscape Institute Technical Information Note Townscape (May 2017)		
18.12	Kent Downs AONB Designation History (May 2002)		
18.13	Kent Downs Area of Outstanding Natural Beauty Management Plan 2021 – 2026		
18.14	Kent Downs Area of Outstanding Natural Beauty: Setting Position Statement (February 2022)		
18.15	Mid Kent Downs AONB Landscape Character Assessment Update 2020 (extract: Mid Kent Downs Landscape Character Area 1B) (2023)		
18.16	Kent Downs AONB Landscape Character Assessment Update 2020 (Extract) (LCA Hollingbourne Scarp and Vale) (2023)		
18.17	Kent Downs AONB Landscape Character Assessment Update 2020 (Extract) (Introduction) (2023)		
18.18	Kent Downs National Landscape, Setting Position Statement (2024)		
18.19	Kent Downs AONB Landscape Character Assessment Update 2020 (2023)		
18.20	National Character Area: 113. North Kent Plain, Natural England (2015)		
18.21	National Character Area Profiles: North Kent Plain, Natural England (2025)		
18.22	Protect Ancient Woodland – Campaigns, Woodland Trust		
18.23	Recreational Use of Forests: Research Report, Forestry Commission (2012)		
18.24	Not Used		
18.25	Scotney Castle Land Bridge, Fira Landscape Architecture		

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REF	Title	Date received	Comments
18.26	Swale Important Local Countryside Gaps Study, Swale Borough Council (January 2021)		
18.27	Swale Landscape Character and Biodiversity Appraisal SPD, Part 1, Swale Borough Council (November 2011)		
18.28	Swale Landscape Character and Biodiversity Appraisal SPD, Part 2, Swale Borough Council (November 2011)		
18.29	Swale Landscape Sensitivity Assessment, LUC (October 2019)		
18.29a	Updated and Corrected Swale Landscape Sensitivity Assessment, LUC (October 2019)		
18.30	Kent Downs AONB Landscape Design Handbook		
18.31	Kent Downs AONB Rural Streets and Lanes: A Design Handbook (July 2009)		
18.32	Choices for Housing Growth, Swale Borough Council (February 2018)		
18.33	New Garden Communities Assessment of Stage 1 submissions, Swale Borough Council (March 2019)		
18.34	New Garden Communities Assessment of Stage 2 submissions, Swale Borough Council (October 2019)		
18.35	Green Grid Strategy, Swale Borough Council (June 2016)		
18.36	Natural England Green Infrastructure Principles (January 2023)		
18.37	Tree Preservation Order No. 2 – School Lane and Church Street Bapchild (case no. 16799) (1998)		
18.38	Tree Preservation Order No. 2 Map – School Lane and Church Street Bapchild (case no. 16799) (1998)		
18.39	Tree Preservation Order No. 2 Objections and Representations – School Lane and Church Street Bapchild (case no. 16799) (1998)		
18.40	Locations of Selected Viewpoints Plan (July, 2018)		
18.41	Guidelines for Landscape and Visual Impact Assessment (2013)		
18.42	National Character Assessment 119: North Downs (NE432), Natural England (April 2013)		

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REF	Title	Date received	Comments
18.43	National Character Assessment 81: the Greater Thames Estuary (NE473), Natural England (September 2013)		
18.44	Guidance - National Character Area profiles: information for local decision making, DEFRA (May 2024)		
18.45	Townscape Character Assessment Technical Information Note 05/2017 (April 2018)		
18.46	Swale Local Landscape Designations October 2018		
18.47.1	Local Plan Panel Urgent Item Printed minutes (27 November 2019)	11/3/25	
18.47.2	Local Plan Panel Urgent Item Appendix I (27 November 2019)	11/3/25	
18.47.3	Local Plan Panel Urgent Item Appendix II (27 November 2019)	11/3/25	
18.47.4	Local Plan Panel Urgent Item Tabled Paper (27 November 2019)	11/3/25	
18.47.5	Local Plan Panel Urgent Item (27 November 2019)	11/3/25	
CD 19 – Topic Specific Documents – Heritage			
19.1	Guide to the Conservation of Historic Buildings BS 7913:2013 (December 2013)		
19.2	Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (Second Edition) (February 2019)		
19.3	Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (July 2015)		
19.4	Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) (December 2017)		
19.5	Historic England Advice Note 12: Statements of Heritage Significance, Analysing Significance in Heritage Assets (October 2019)		
19.6	Historic England: Conservation Principles, Policies and Guidance (April 2008)		
19.7	Guidance: Historic environment, MHCLG (July 2019)		Zip file
19.8	A Heritage Strategy for Swale 2020 – 2032, Swale Borough Council (March 2020)		

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REF	Title	Date received	Comments
19.9	Rodmersham Green Conservation Area: Character Appraisal and Management Strategy, Swale Borough Council (December 2022)		
19.10	Rodmersham Church Street Conservation Area: Character Appraisal and Management Strategy (March 2022)		
19.11	Tonge Conservation Area Appraisal and Management Plan (March 2021)		
19.12	Tunstall Conservation Area Character: Appraisal and Management Strategy, Swale Borough Council (April 2022)		
19.13	Mill House Old Mill list entry		
19.14	Tonge Mill list entry		
19.15	Frognal Farmhouse list entry		
19.16	Barn 50 Yards West of Frognal Farmhouse list entry		
19.17	Church of St Giles list entry		
19.18	Claxfield Farmhouse list entry		
19.19	Church of St Nicholas list entry		
19.20	Tonge Old Vicarage list entry		
19.21	Church of St Lawrence, Bapchild list entry		
19.22	Built Heritage Mitigation Note (currently being finalised)		
19.23	Frognal Farmhouse Historic Building Appraisal		
19.24	Frognal Farmhouse and Estate Timeline 1300-2025		
19.25	Frognal Estate Maps (including 1720 & 1884)		
19.26	Milstead Conservation Area Character Appraisal and Management Strategy		
19.27	Bredgar Conservation Area Character Appraisal and Management Strategy		
19.28	Lynsted Street Conservation Area Character Appraisal		
19.29	Bogle Conservation Area Character Appraisal		

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REF	Title	Date received	Comments
19.30	Kent Historical Landscape Characterisation, English Heritage and Kent County Council (May 2001)		
19.31	Not used		
19.32	Extract 5.6 and 5.6 of ES (TA Vol. 7, Appendix C)		
19.33	1, School Lane, Bapchild - 1253519		
19.34	35, The Street, Bapchild – 1115443		
19.35	Barn 30 Yards North of Grove End, Tunstall - 1115681		
19.36	Barn 60 Yards Northeast of Grove End, Tunstall - 1343911		
19.37	Barn AT TQ 921 618, Rodmersham - 1120908		
19.38	The official document 1952 confirming 1 Bexon Court is a Grade II*	11/4/25	Duplicate of CD19.62.1
19.38.1	The Historic England list which confirms this is a Grade II* listed	11/4/25	Duplicate of CD19.62.2
19.39	Church Cottage, Rodmersham - 1069287		
19.40	Church Cottage, Rodmersham - 1323761		
19.41	Claxfield House, Lynsted with Kingsdown - 1343927		
19.42	Grove End, Tunstall - 1069352 _ Historic England		
19.43	Highsted Farmhouse, Rodmersham - 1069289		
19.44	Little Radfield, Tonge - 1343950		
19.45	Matsons, Rodmersham - 1343920		
19.46	Morris Court Farmhouse 1069324		
19.47	Old Cottage, Rodmersham - 1120885		
19.48	Orsett House, Rodmersham - 1069292		
19.49	Radfield House and Railings to Forecourt, Tonge - 1069268		

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REF	Title	Date received	Comments
19.50	Stables 30 yards North of Grove End, Tunstall - 1069353		
19.51	Stanley Villas, Rodmersham - 1343921		
19.52	The Old Vicarage, Tonge - 1480835		
19.53	The Post Office, Bapchild - 1343896		
19.54	Victoria House, Rodmersham - 1323163		
19.55	Vine Cottages, Rodmersham - 1120864		
19.56	Woodstock Cottage Farmhouse, Milstead - 1069277		
19.57	Woodstock Cottages, Milstead - 1343952		
19.58	Woodstreet Cottage, Tonge - 1069271		
19.59	Woodstreet House Tonge – 1121893		
19.60	Beeches, Tonge 1121878 Historic England		
19.61	Local Heritage list		
19.62.1	The official document 1952 confirming 1 Bexon Court is a Grade II* building		Duplicate of CD19.38
19.62.2	The Historic England list which confirms this is a Grade II* listed building.		Duplicate of CD19.38.1
CD 20 – Topic Specific Documents – Ecology			
20.1	Structural re-design of the Animex Wildlife Bridge for the Hazel Dormouse (<i>Muscardinus avellanarius</i>): lessons learnt from two connectivity mitigation case studies in the UK (DOI 10.1163/14219980-20211107) (September 2022)		
20.2	Trial of a bridge for reconnecting fragmented arboreal habitat for hazel dormouse <i>Muscardinus avellanarius</i> at Briddlesford Nature Reserve, Isle of Wight, UK (ISSN 1758-2067) (2019)		
20.3	Animex Bridge, M1 Motorway Project Highlight sheet (July 2023)		
20.4	Animex Wildlife Bridge: Best Practice Guidelines (July 2023)		

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REF	Title	Date received	Comments
20.5	Guidance: What you can count towards a development's biodiversity net gain. DEFRA (March 2024)		
20.6	Why protect ancient woodland in the UK? Rethinking the ecosystem approach (November 2020)		
20.7	Wild Justice Lost Nature Report		
20.8	The Environment Agency's approach to groundwater protection, Environment Agency (February 2018)		
20.9	Environmental Permitting Guidance Groundwater Activities, DEFRA (December 2010)		
20.10	Land Use Consultation, HM Government (January 2025)		
20.11	North Kent Chalk Streams Survey (2023)		
20.12	Agricultural Land Classification Maps (January 2025)		
20.13	Ancient woodland, ancient trees and veteran trees		
20.14	Animex Bridge M1 Motorway project highlight		
20.15	Biodiversity and Geological Conservation Circular		
20.16	Biodiversity net gain. Good practice principles for development. A practical guide		
20.17	Biodiversity Net Gain Principles		
20.18	C776a Biodiversity net gain. Good practice principles for development. A practical guide web		
20.19	Green Bridges NECR181 edition 1 (1)		
20.20	Impacts of nearby development on the ecology of ancient woodland addendum		
20.21	Irreplaceable habitat		
20.22	Keepers of time ancient and native woodland and trees policy in England		
20.23	Leading pets owned by households in the United Kingdom		

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REF	Title	Date received	Comments
20.24	Light Pollution - Bug life		
20.25	Mapping the catscape		
20.26	The Statutory Biodiversity Metric User Guide		
20.27	Guidelines for Ecological Impact Assessment in the UK and Ireland - Terrestrial, Freshwater, Coastal and Marine (September 2024)		
20.28	Guidance: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions (14 th January 2022)		
20.29	Biodiversity – Code of practice for planning and development BS 42020:2013 (August 2013)		
20.30	Compilation and Review of Evidence Leading to SANG and SAMM Provision, Natural England (March 2024)		
20.31	Biodiversity Metric		
20.32	Landscape Institute, Technical Guidance Note – Green Bridges, December 2015		
20.33	Predation of wildlife by domestic cats <i>Felis catus</i> in Great Britain	24/4/25	
CD 21 – Topic Specific Documents – Air Quality			
21.1	Emissions of air pollutants in the UK – Particulate matter (PM10 and PM2.5), DEFRA (February 2024)		
21.1.1	Emissions of air pollutants in the UK – Particulate matter updated 13 March 2025 (previous version is 21.1)	24/4/25	
21.2	Particulate matter (PM10/PM2.5), DEFRA (April 2024)		
21.2.1	Accredited official statistics Particulate matter updated 18 March 2025 (the previous version is CD21.2)	24/4/25	
21.3	Review of Air Quality Management Areas in East Street (AQMA 3) and Teynham (AQMA 5) (March 2024)		
21.4	Pollution threats arising from Highsted Park and West Teynham applications note, LKPC		
21.5	Air Quality Action Plan (2023 - 2028), Swale Borough Council (September 2023)		
21.6	2024 Air Quality Annual Status Report, Swale Borough Council (June 2024)		

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REF	Title	Date received	Comments
21.7	Air Quality and Planning - Technical Guidance Update (July 2024)		
21.8	PM2.5 Targets: Interim Planning Guidance, DEFRA (4 October 2024)		
21.9	House-by-house analysis of Lynsted with Kingsdown Parish		
21.10	House-by-house analysis of Greenstreet (London Road Teynham)		
21.11	Map of Greenstreet (London Road)		
21.12	Air Quality Technical Note (12 th January 2024)		
CD 22 – Topic Specific Documents – Education			
22.1	Not Used		
CD 23 – Topic Specific Documents – PROW			
23.1	Cycle Infrastructure Design Local Transport Note 1/20, July 2020, Department for Transport		
23.2	Design Manual for Roads and Bridges (DMRB) CD 143 ‘Designing for walking, cycling and horse-riding’		
CD 24 – Topic Specific Documents – Highways			
24.1	National Highways Operating Licence & Framework Document (April 2015)		
24.2	Department for Transport Circular 01/2022 Strategic Road network and the delivery of sustainable development (December 2022)		
24.3	Department for Transport, Transport Analysis Guidance (October 2024)		Zip file
24.4	Standards for Highways, Design Manual for Roads & Bridges (DMRB)		Zip file
24.5	Planning for the future: A guide to working with National Highways on planning matters (October 2023)		
24.6	Letter from Highways England to Kent County Council regarding funding of road infrastructure in Swale (28 September 2017)		
24.7.1	TRICS Guidance Note on the Practical Implementation of the Decide & Provide Approach (February 2021)	8/4/25	

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REF	Title	Date received	Comments
24.7.2	DfT TAG Uncertainty Toolkit (November 2023)	8/4/25	
24.7.3	Swale Borough Council Transport Strategy 2022 – 2037	8/4/25	
24.7.4	Growth Without Gridlock, a transport delivery plan for Kent, Kent County Council (December 2010)	8/4/25	
24.7.5	Swale VISUM Model Non-Technical Summary Report, Amey/Kent County Council/Swale Borough Council (September 2014)	8/4/25	
24.7.6	Swale Borough Council Local Plan Examination Statement Matter 8.2 Highway Infrastructure submitted by the Applicant	8/4/25	
24.7.7	Church Road Sittingbourne Planning Appeal Decision (6 November 2023)	8/4/25	
24.7.8	Swale Borough Council Local Plan Panel Meeting Public Reports Pack (17 October 2019)	8/4/25	
24.7.9	Swale Borough Council Extraordinary Local Plan Panel Meeting Public Reports Pack (17 February 2022)	8/4/25	
24.7.10	Swale BC Reg 19 Local Plan – Transport Representations – Highsted Park, Sittingbourne – Charles & Associates (April 2021)	8/4/25	
24.7.11	Transport Response to Swale Borough Council Garden Communities Prospectus – C&A Consulting Engineers (August 2018)	8/4/25	
24.7.12	Kent Design Guide – Step 3 extract	8/4/25	
24.7.13	DfT Decarbonising Transport - A Better, Greener Britain (2021)	8/4/25	
24.7.14	Technical Note – LMVR Review – Swale Transport Model, Amey Consulting/Kent County Council (June 2018)	8/4/25	
24.15	Not used	29/4/25	
24.7.16	DFT TAG Unit M3.1 Highway Assignment Modelling (May 2024)	29/4/25	
24.7.17	DFT TAG Unit M4 Forecasting and Uncertainty (November 2023)	29/4/25	
24.7.18	Swale Highway Model – Forecasting Report, produced by Sweco on behalf of Swale Borough Council and Kent County Council (March 2019)	29/4/25	
24.7.19	Local Plan Panel Committee minutes including ‘Local Plan Future Scenario Testing Report’, prepared by SWECO on behalf Kent County Council and Swale Borough Council (October 2019)	29/4/25	

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REF	Title	Date received	Comments
24.7.20	South East Faversham Transport Assessment prepared by ARUP for the Duchy of Cornwall (December 2023)	29/4/25	
24.7.21	South East Faversham Transport Vision & Response to NH & Kent County Council Comments prepared by ARUP for the Duchy of Cornwall (February 2025)	29/4/25	
24.7.22	Kent Cycling and Walking Infrastructure Plan (KCWIP)	29/4/25	
24.7.23	NPPF Consultation extract: 'A vision-led' approach to transport planning (27 February 2025)."	8/5/25	
24.8	TA 79/99, Traffic Capacity of Urban Roads, Design Manual for Roads and Bridges, February 1999	9/4/25	
24.9	Local Transport Note 1/20, Cycle Infrastructure Design, DfT July 2020	9/4/25	
24.10	Trunk Roads and the Generation of Traffic, The Standing Advisory Committee on Trunk Road Assessment (SACTRA), DfT, December 1994	9/4/25	
24.11	Latest Evidence on Induced Travel Demand: An Evidence Review, WSP on behalf of DfT, May	9/4/25	
24.12	Transport Analysis Guidance (TAG) Unit M2.1, Variable Demand Modelling, DfT, May 2024	9/4/25	
24.13	National Highways letter addressed to DfT with regards to the deviation policy 7 March 2024	20/5/25	
24.14	Acknowledgment and response from DfT regarding National Highways submission which was received on the 14 May 2025	20/5/25	
24.15	Environmental Assessment of Traffic Movement	6/6/25	
24.16	PPG 'Travel Plans, Transport Assessments and Statements' (notably para.014).	24/6/25	
24.17	TfL 'Design Standards for Signal Schemes in London	24/6/25	
CD 25 – Topic Specific Documents – Archaeology			
25.1	Cottam Solar Farm DCO Decision (paragraph 4.41 in context) (5 September 2024)	8/4/25	
25.2	Mallard Solar Farm Order 2024 (Requirement 10 in context)	8/4/25	

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REF	Title	Date received	Comments
25.3	Waterbeach, Cambridge Innovation Park Decision Notice (20 June 2023)	8/4/25	
25.4	Gilston, Hertfordshire Decision Notice (9 January 2025)	8/4/25	
25.5	Historic England 2020 Deposit Modelling and Archaeology. Guidance for Mapping Buried Deposits.	8/4/25	
25.6	Southeast Regional submitted by the Applicant Research Framework (relevant chapters) (as revised)	8/4/25	
CD 26 – Topic Specific Documents – Planning			
26.1	Accelerating Fair Growth and Investment		
26.1.2	Southeast Plan		
26.1.3	Minutes of Local Plans Panel 17 February 2022		
26.1.4	Minutes of Local Plans Panel 24 March 2022		
26.1.5	Housing Targets Exceptional Circumstances Study September 2024		
26.1.6	Quinn Estates: Building Your Future		
26.1.7	Letters from Housebuilders expressing an interest in the Proposed Development		
CD 27 – Topic Specific Documents – Affordable Housing and Viability			
27.1	RICS Guidance - Assessing viability in planning under the National Planning Policy Framework 2019 (for England) (March 2021)	27/5/25	
27.2	Letter from the Secretary of State to housing industry stakeholders	27/5/25	
27.2.1	Swale Borough Council Declaration of Affordable Housing Emergency April 2024	27/5/25	
27.2.2	Swale Housing Market Assessment June 2020	27/5/25	
27.2.3	Swale Housing Market Assessment 2015	27/5/25	
27.2.4	Swale Affordable Housing Emergency Supporting Document/Agenda April 2024	27/5/25	
27.2.5	Plan for Change December 2024	27/5/25	

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REF	Title	Date received	Comments
27.2.6	Amendment to Housing Emergency Motion April 2024	27/5/25	
27.2.7	Swale Borough Council Choices for housing growth February 2018	27/5/25	
27.2.8	Swale Borough Council Appendix II Local Plan Review Housing historic delivery and housing target report PTPWG August 2024	27/5/25	
27.2.9	Swale Strategic Housing Market Assessment Part 2 September 2015	27/5/25	
CD 28 – Topic Specific Documents – Socio-economics			
28.1	Highsted Masterplan Commercial Market Assessment	1/4/25	
28.2	Devolution White Paper December 2024	27/5/25	
28.2.1	Kent and Medway Reorganisation Interim Proposal March 2025	27/5/25	
28.2.2	Thames Gateway Interim Plan: Development Prospectus November 2006	27/5/25	
28.2.3	SELEP Economic Recovery and Renewal Strategy March 2021	27/5/25	
28.2.4	Thames Estuary 2050 Growth Commission Technical Report June 2018	27/5/25	
28.2.5	London Growth Plan February 2025	27/5/25	
28.2.6	Kent and Medway Economic Partnership Economic Framework March 2024	27/5/25	
28.2.7	Levelling Up White Paper February 2022	27/5/25	
28.2.8	Swale Economic Improvement Plan 2020	27/5/25	
28.2.9	Swale Employment Land Review 2018	27/5/25	
28.2.10	Invest 2035: the UK's modern industrial strategy November 2024	27/5/25	
28.2.11	Kent Analytics Statistical Bulletin: GVA 2023	27/5/25	
28.2.12	Additionality Guide 2014	27/5/25	
28.2.13	Agricultural Considerations April 2025	27/5/25	
28.3	Ashford Borough Council Urban Sites and Infrastructure Development Plan (2012)	30/5/25	

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REF	Title	Date received	Comments
28.4	Ashford Core Strategy (2008)	30/5/25	
28.5	Ashford Local Plan (2019)	30/5/25	
28.6	Breckland Housing and Economic Development Needs Assessment	30/5/25	
28.7	Dartford Core Strategy 2011	30/5/25	
28.8	Dartford Employment Needs Review 2020	30/5/25	
28.9	Developing Discovery Park Sandwich Task Force (2024)	30/5/25	
28.10	Greater Cambridge Employment and Housing Evidence Update	30/5/25	
28.11	Greater Cambridge Growth Sectors Study (2024)	30/5/25	
28.12	Housing and Economic Needs Assessment Cherwell District and Oxford City Councils	30/5/25	
28.13	Innovation Park Masterplan Statement	30/5/25	
28.14	Levelling Up - The Logic of Logistics	30/5/25	
28.15	Liverpool City Region Strategic Housing and Economic Development Needs Assessment	30/5/25	
28.16	Local Plan Viability Study (2020)	30/5/25	
28.17	London Industrial Land Supply and Economy (2015)	30/5/25	
28.18	London Industrial Land Supply and Economy Study 2020	30/5/25	
28.19	London Industrial Land Demand Study 2017	30/5/25	
28.20	MedCity Report (July 2024)	30/5/25	
28.21	Medway Cabinet Report Innovation Park Medway Next Steps (2025)	30/5/25	
28.22	Medway Cabinet Report Innovation Park Medway Update (2024)	30/5/25	
28.23	Planning Practice Guidance Housing and economic needs assessment	30/5/25	
28.24	Policy and Resources Committee Agenda 11 September 2024	30/5/25	

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REF	Title	Date received	Comments
28.25	Portsmouth Housing and Economic Development Needs Assessment	30/5/25	
28.26	Regional Planning Guidance 9 (March2001)	30/5/25	
28.27	Sheerness Port-Masterplan December-2016	30/5/25	
28.28	The London Plan 2021	30/5/25	
28.29	Warrington Local Plan - Inspectors' Report - October 2023	30/5/25	
28.30	West Midlands Strategic Employment Sites Study 2023-2024	30/5/25	
28.31	Development Guidelines 2006	30/5/25	
28.32	UK's Modern Industrial Strategy	26/6/25	
28.32.1	Appendix to UK's Modern Industrial Strategy	27/6/25	
CD 29 – Relevant Planning History			
29.1	Application ref. 23-505541-REM - Site Layout – Sitewide (ref. 3097)		
CD 30 – Relevant Appeal Decisions			
30.1	Land at Ufton Court Farm, Tunstall, Sittingbourne, Kent. (Application Ref: 22/505646, Appeal Ref: APP/V2255/W/23/3333811)		
30.2	Land west of Church Road, Tonge, Sittingbourne. (Application Ref 22/502834/EIOUT, Application Ref: APP/V2255/W/23/3318509)		
30.3	Land off Swanstree Avenue, Sittingbourne, Kent (Application Ref: 21/505498/OUT, Appeal Ref: APP/V2255/W/22/3311224)		
30.4	Land at Southwest Sittingbourne/Wises Lane (Application Ref: 17/505711/HYBRID, Appeal Ref: APP/V2255/W/19/3233606)		
30.5	Edith Summerskill House, Clem Attlee Court, London (Application Ref: 20/01283/FUL, Appeal Ref: APP/H5390/V/21/3277137)		
30.6	Homebase, Syon Lane, Isleworth (Application Refs: 00505/H/P19 and 01106/B/P137, Appeal Ref: APP/F5540/V/21/3287726)		
30.7	Citroen Site, Capital Interchange Way, Brentford (Application Refs: GLA/4279 & 01508/A/P6, Appeal Ref: APP/G6100/V/19/3226914)		

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REF	Title	Date received	Comments
CD 31 – Relevant Case Law and Legislation			
31.1	Monkhill Ltd v Secretary of State for Housing, Community and Local Government and Waverley Borough Council [2020] EWCA Civ 1101		
31.2	Persimmon Homes (Thames Valley) Ltd v Worthing Borough Council [2023] EWCA Civ 762		
31.3	Barnwell v East Northamptonshire DC [2014] EWCA Civ 137		
31.4	Shadwell Estates v Breckland DC [2013] EWHC 12 (Admin)		
31.5	R (on the application of Steer) v Secretary of State for the Home Department [2017] EWHC 1456 (Admin)		
31.6	Holborn Studios Ltd, R (on the application of) v London Borough of Hackney & Anor [2020] EWHC 1509 (Admin) (11 June 2020)		
31.7	Test Valley Borough Council v Fiske [2024] EWCA Civ 1541 (10 December 2024)		
31.8	Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin)		
31.9	Catesby Estates Ltd and SSCLG v Steer & Historic England [2018] EWCA Civ 1697		
31.10	Planning, Listed Buildings and Conservation Areas Act 1990		
31.11	London Road Newington ref 22_500275_OUT ref APP_V2255_W_23_3318448'		
31.12	Inspectors Report M2 J5 improvements, Stockbury		
31.13	Environmental Impact Assessment Regulations (Sch.4)	24/6/25	
CD 32 – Miscellaneous Documents			
32.1	Greater North Kent Closure Statement		
32.2	Summary of In-patient care Health Building Note 04-01: Adult in-patient facilities. Submitted by Swale Council	25/4/25	
32.3	Medway NHS Foundation Trust – Medway Maritime Hospital – 96 Bed acute ward – Budget Proposal. Submitted by Swale Council	25/4/25	
32.4	NHS Kent and Medway Developer Contributions Guide – March 2025 (Now referenced 35.12)	25/4/25	

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REF	Title	Date received	Comments
CD 33 – Statements of Case			
33.1	Applicant's Statement of Case		
33.2	Swale Borough Council's Statement of Case		
33.3	Kent County Council's Statement of Case		
33.4	National Highways' Statement of Case		
33.5	The Teynham and Highsted Action Group's Statement of Case		
33.6	The Five Parishes Group's Statement of Case		
33.7	Duchy of Cornwall's Statement of Case		
CD 34 – Statement of Common Ground (SOCG)			
	Main SOCG		
34.1	Applicant and Swale Borough Council Main SOCG (9 January 2025)		
34.2	National Highways comments on the Main SOCG (22 January 2025)		
34.3	Action Group comments on the Main SOCG (23 January 2025)		
34.4	Kent County Council comments on the Main SOCG (23 January 2025)		
34.5	Five Parishes Group comments on the Main SOCG (23 January 2025)		
	Topic specific SOCG		
34.6	Air Quality SOCG between the Applicant and Swale Borough Council (28 January 2025)		
34.7	Education, Community Infrastructure and Waste SOCG between the Applicant and Kent County Council (31 January 2025)		
34.8	Heritage SOCG between the Applicant and Swale Borough Council (28 January 2025)		
34.8.1	Heritage Addendum SoCG with appendices updated and signed	27/5/25	
34.8.2	Updated Heritage SOCG between the Applicant and Swale Borough Council (4 March 2025)		

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REF	Title	Date received	Comments
34.9	Landscape SOCG between the Applicant and Swale Borough Council (30 January 2025)		
34.10	Noise and Vibration between Applicant and Swale Borough Council (28 January 2025)		
34.11	Highways SoCG between the Applicant and National Highways	18/3/25	
34.11.1	Charles & Associates Technical Note: Sensitivity Test of Growth Methodology (January 2025)	18/3/25	
34.11.2	M2 J5a Proposals – WCHAR (January 2025)	18/3/25	
34.11.2.1	REVISION to CD34.11.2 - M2 J5a Proposals – WCHAR (March 2025)	8/4/25	
34.11.3	M2J5a Concept Design Report, Charles & Associates (April 2025)	8/4/25	
34.11.4	Charles & Associates Technical Note: Residual Capacity Diagrams for SRN Junctions (February 2025)	18/3/25	
34.12	Highways Statement of Common Ground between the Applicant and Kent County Council	18/3/25	
34.12.1	Charles & Associates Technical Note: Strategic Modelling Assumptions and Rural Lane Impact (March 2025)	18/3/25	
34.12.2	Charles & Associates Technical Note: Supplementary Forecast Model Scenario (February 2025)	18/3/25	
34.13	Archaeology SoCG between the Applicant and Kent County Council	2/4/25	
34.13.1	Addendum Archaeology SoCG between Applicants and Kent County Council - Highsted Park inquiry – 06 May 2025.	7/5/25	
34.14	Updated Statement of Common Ground between Quinn Estates Kent Ltd, G.H Dean & Co Ltd, Attwood Farms Ltd, Atwood Trustees and AG Kent Holdings BV and National Highways, 9 April 2025	10/4/25	
34.15	Ecology Statement of Common Ground agreed between the Applicants and Natural England 14 April 2025	15/4/25	
34.15.1	Shadow Habitats Regulations Assessment (including Appropriate Assessment) Tracked changes		
34.15.2	Updated Ecology Statement of Common Ground agreed between the Applicants and Natural England 19 June 2025	14/8/45	

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REF	Title	Date received	Comments
34.16	Ecology Statement of Common Ground agreed between the Applicants and Swale Borough Council, 25 April 2025	28/4/25	
34.17	Public Rights of Way Statement of Common Ground as agreed between the Applicants and Kent County Council 29 April 2025	29/4/25	
34.18	Motorway Junction Consenting SoCG between the Applicants and National Highways 20 May 2025	22/5/25	
34.19	Viability SOCG - Land West of Teynham Land Southeast of Sittingbourne (Final 27-06-25)	30/6/25	
34.20	Statement of Common Ground between the Applicants and the Duchy of Cornwall (26 September 2025)	29/9/25	
CD 35 – Planning Obligations (S106)			
35.1	Northern Site Draft s106 (21 January 2025)		
35.2	Southern Site Draft s106 (21 January 2025)		
35.3	CIL Compliance Statement Southern Site		
35.4	CIL Compliance Statement Northern Site		
35.5	Appendices A-C to the draft CIL Compliance Statement (both sites)		
35.6	NHS Kent and Medway ICB Supporting Evidence, Ivor Duffy statement		
35.7	NHS Kent and Medway ICB Supporting Evidence, Simon Brook-Sykes and appendices		
35.8	NHS Kent and Medway ICB Supporting Evidence, Ed Waller and appendices		
35.9	Final Letter to NHS - as signed and sent 6.05.25		
35.10	NHS Kent and Medway Developer Contributions Guide – March 2025 (was 32.4)		
35.11	Kent County Council Development Contributions Guide		
35.12	Northern Site Draft S106 (14 May 2025)		
35.13	Southern Site Draft S106 (14 May 2025)		
35.14	Northern Site Draft S106 (25 June 2025)		
35.15	Southern Site Draft S106 (25 June 2025)		
35.16	Northern Site Draft S106 (17 July 2025)		

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REF	Title	Date received	Comments
35.17	Southern Site Draft S106 (17 July 2025)		
35.18	Northern Site Draft S106 (24 July 2025)	24/7/25	
35.19	Southern Site Draft S106 (24 July 2025)	24/7/25	
35.20	Northern Site Draft S106 (12 October 2025)	13/10/25	
35.21	Southern Site Draft S106 (12 October 2025)	13/10/25	
35.22	Email from Victoria McKeegan 22 October 2025 – Draft S106 Agreements (Northern & Southern	23/10/25	
35.22.1	Draft 'Health' Schedule for the Northern agreement	23/10/25	
35.22.2	Not used		
35.22.3	Appendix 3 Framework Stewardship Requirements	23/10/25	
35.22.4	Appendix 4 Play Space Specification and Design Brief	23/10/25	
	Appendix 5 – no longer required		
35.22.6	Appendix 6 Parkland Design Brief & Specification	23/10/25	
35.22.7	Appendix 7 Community Gardens (inc. Allotments & Orchards) Design Brief & Specification	23/10/25	
35.22.8	Appendix 8 Viability Template [subject to approval by Swale Borough Council]	23/10/25	
35.22.9	Appendix 9 Public Rights of Way Improvement Strategy (the same for both agreements (this was appended to the PROW SoCG – CD 34.17)	23/10/25	
35.22.10	Appendix 10 Community Use Agreement -same for both agreements	23/10/25	
35.23	Email from Victoria McKeegan 22 October 2025 – Draft S106 Agreements (Northern & Southern	23/10/25	
35.23.1	Draft 'Health' Schedule for the Southern agreement	23/10/25	
35.23.2	Appendix 2 – Agreement from Kent County Council (to be submitted)	23/10/25	
35.23.3	Appendix 3 Framework Stewardship Requirements	23/10/25	
35.23.4	Appendix 4 Play Space Specification and Design Brief	23/10/25	
35.23.5	Appendix 5 Sports Facilities Design Brief and Specification	23/10/25	
35.23.6	Appendix 6 Country Park and Nature Park Design Brief and Specification	23/10/25	
35.23.7	Appendix 7 Community Gardens (inc. Allotments & Orchards) Design Brief & Specification	23/10/25	

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REF	Title	Date received	Comments
35.23.8	Appendix 8 Public Rights of Way Improvement Strategy – as above	23/10/25	
35.23.9	Appendix 9 Viability Template [<i>subject to approval by Swale Borough Council</i>]	23/10/25	
35.23.10	Appendix 10 Community Use Agreement	23/10/25	
35.24.1	Emails from Town Legal on behalf of the Applicant	29/10/25	
35.24.2	Proposed Junctions Location – South & proposed definition of Transport Monitoring Report	28/10/25	
35.24.3	Proposed Junctions Location – North & proposed definition of Transport Monitoring Report	28/10/25	
35.25.1	Kent and Medway NHS-ICB – Further Matters following Round Table Session on 27/10/25	29/10/25	
35.25.2	S106-health-contributions-held-29.10.202	29/10/25	
35.25.3	S106-health-contributions - Triggers not yet met 28 October 2025	29/10/25	
35.26	Comments on ID 100.94 and ID 100.95 Proposed Junctions Locations – the maps emailed to us last night to be included in the s106 agreement	29/10/25	
35.27	Highsted Park North s106 Agreement - 10.11.25 PROPOSED FINAL	14/11/25	
35.27.1	North - Appendix One (Plans)	14/11/25	
35.27.2	North - Appendices Two - Nine	14/11/25	
35.28	Highsted Park South s106 AGREEMENT - 10.11.25 - PROPOSED FINAL	14/11/25	
35.28.1	South - Appendix One (Plans)	14/11/25	
35.28.2	South - Appendices Two - Ten	14/11/25	
35.29	Comments from the Action Group relating to the S106 Agreements	27/11/25	
35.30	Comments from the Five Parishes Group relating to the s106 Agreements.	27/11/25	
35.31	Email regarding engrossments 5 Dec 25_Redacted	9/12/2025	
35.31.1	Highsted Park - Joint Response to R6 Party Comments on s106 Agreements 4123-4975-7794v1	9/12/2025	
35.31.2	Engrossment Highsted Park North s106 Agreement 4.12.25	9/12/2025	
35.31.3	Engrossment Highsted Park South S106 Agreement 4.12.25	9/12/2025	
35.32	Highsted Park North signed and sealed S106	6/1/2026	
35.33	Highsted Park South signed and sealed S106	6/1/2026	
35.33.1	Email exchange regarding Section 106 Agreement, Southern Site	18/2/26	

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CD 36 – Planning Conditions			
36.1	Northern Site Conditions agreed between the Applicant and National Highways	3/6/25	
36.2	Southern Site Conditions agreed between the Applicant and National Highways	3/6/25	
36.3	Northern Site Highway Conditions, Swale Borough Council	12/6/25	
36.4	Southern Site Highway Conditions, Swale Borough Council	12/6/25	
36.5	Northern Site Highway Conditions, Swale Borough Council	17/7/25	
36.6	Northern Site Conditions	18/7/25	
36.7	Southern Site Conditions	18/7/25	
36.8	Northern Site Conditions (10 October 2025)	10/10/25	
36.9	Southern Site Conditions (10 October 2025)	10/10/25	
36.10	Mr Gambrill's email 20 October 2025 - drainage condition north and south B3a), change to condition H3 (Southern site)	23/10/25	
36.11	Mr Peter's email 20 October 2025 regarding NH email H1 conditions	23/10/25	
36.12	Mr Gambrill's email 22 October 2025 with three attachments	23/10/25	
36.12.1	Suggested wording changes for condition B10, C3 and H10 on the northern site - H10 has been renamed/repurposed as the Construction Ecological Management Plan for that site, which would enable condition E12 to be deleted	23/10/25	
36.12.2	New site wide foul drainage condition for both north and south (labelled B3a), and a change to condition H3 (southern site) suggested by the applicant in response to the EA comments about the Kent Science Park	23/10/25	
36.12.3	New employment strategy condition for the south site	23/10/25	
36.13	Note from Inspector regarding National Landscape Conditions and Enabling Works (23 October 2025)	23/10/25	
36.14	Email and attachment from Andrew Gambrill, Solicitor from Swale Borough Council (24 October) regarding National Landscape Conditions and Enabling Works	24/10/25	

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REF	Title	Date received	Comments
36.15	Advance Planting planning condition	28/10/25	
36.16	Public Art condition	28/10/25	
36.17	Further Draft Condition to align with the S106 – submitted by the Applicant		
36.18	Draft Conditions (North) (October 2025) – tracked changed by Inspector	19/10/25	
36.19	Draft Conditions (South) (October 2025) (A) - tracked changed by Inspector	19/10/25	
CD 37 – Proofs of evidence and rebuttals from the Applicant			
37.1.1	Summary Proof of evidence of Mr B Sutherland – Master Planning (Design)		
37.1.2	Proof of evidence of Mr B Sutherland – Master Planning (Design)		
37.1.3	Presentation Slides of Mr B Sutherland – Master Planning (Design)		
37.2.1	Summary Proof of evidence of Mr J Murdoch – Master Planning (Landscape)		
37.2.2	Proof of evidence of Mr J Murdoch – Master Planning (Landscape)		
37.3.1	Summary Proof of evidence of Ms C Brockhurst - Landscape and Visual		
37.3.2	Proof of evidence of Ms C Brockhurst - Landscape and Visual		
37.3.3	Appendices to Proof of evidence of Ms C Brockhurst - Landscape and Visual		
37.4.1	Summary Proof of evidence of Dr C Miele - Built Heritage		
37.4.2	Proof of evidence of Dr C Miele - Built Heritage		
37.4.3	Appendices to Proof of evidence of Dr C Miele - Built Heritage		
37.4.4	PowerPoint to Dr Miele’s Proof of Evidence - Built Heritage	8/4/25	
37.4.5	Errata to Dr Miele’s Proof of Evidence - Built Heritage	9/4/25	
37.5.1	Proof of Evidence (Including Summary) of Mr A Baxter - Ecology		

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37.5.2	Appendices of Mr A Baxter - Ecology		
37.5.3	Rebuttal Proof of Evidence of Mr Baxter - Ecology		
37.5.4	Appendices to Rebuttal Proof of Evidence of Mr Baxter - Ecology		
37.6.1	Summary Proof of evidence of Mr M Stoling - Air quality		
37.6.2	Proof of evidence of Mr M Stoling - Air quality		
37.7.1	Summary Proof of evidence of John Wilde - Transport	8/4/25	
37.7.2	Proof of evidence of John Wilde - Transport	8/4/25	
37.7.3	Consolidated Appendices to the Proof of evidence of John Wilde - Transport	8/4/25	
37.8.1	Summary and Proof of Evidence of David Lakin – Archaeology	8/4/25	
37.8.2	Consolidated Appendices to the Proof of Evidence of David Lakin – Archaeology	8/4/25	
37.9.1	Summary Proof of Evidence of Thomas Dobson - Socio-Economics	4/6/25	
37.9.2	Proof of Evidence of Thomas Dobson - Socio-Economics	4/6/25	
37.9.3A	Appendix to Proof of Evidence of Thomas Dobson - Socio-Economics	4/6/25	
37.9.4	Rebuttal Proof of Evidence of Thomas Dobson - Socio-Economics	16/6/25	
37.9.5	Appendices to Proof of Evidence of Thomas Dobson - Socio-Economics	16/6/25	
37.10.1	Summary Proof of Evidence of Claire Dickinson – Housing and Affordable Housing	4/6/25	

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REF	Title	Date received	Comments
37.10.2	Proof of Evidence of Claire Dickinson – Housing and Affordable Housing	4/6/25	
37.11.1	Summary Proof of Evidence of Sean Bashforth - Planning	4/6/25	
37.11.2	Proof of Evidence of Sean Bashforth - Planning	4/6/25	
37.11.3	Appendix to Proof of Evidence of Sean Bashforth - Planning	4/6/25	
37.11.4	Errata sheet to Proof of Evidence of Sean Bashforth – Planning	8/10/25	
37.12.1	Rebuttal Proof of Evidence and Appendices (Volume 1) of G Ruisling - Public Rights of Way from Stephen Whittaker		
37.12.2	Rebuttal Proof of Evidence and Appendices (Volume 2) of G Ruisling - Public Rights of Way from Stephen Whittaker		
37.13.1	Summary Proof of Evidence of Tim Mitford-Slade - Viability	29/5/25	
37.13.2	Proof of Evidence of Tim Mitford-Slade - Viability	29/5/25	
37.13.3	Appendices to the Proof of Evidence of Mitford-Slade - Viability	29/5/25	
37.13.4	Rebuttal Proof of Evidence of Tim Mitford-Slade - Viability	12/6/25	
37.13.5	Rebuttal Appendices to the Proof of Evidence of Mitford-Slade - Viability	12/6/25	
37.14.1	Rebuttal Proof of Evidence of Ben Geering - Costs	12/6/25	
37.14.2A.1	Appendix 1 to Rebuttal Proof of Evidence of Ben Geering - Costs	12/6/25	
37.14.2A.2	Appendix 1, Part A to Appendix 1 of Rebuttal Proof of Evidence of Ben Geering - Costs	12/6/25	
37.14.2A.3	Appendix 1, Part B to Appendix 1 of Rebuttal Proof of Evidence of Ben Geering - Costs	12/6/25	

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REF	Title	Date received	Comments
37.14.2A.4	Appendix 2 to Appendix 1 of Rebuttal Proof of Evidence of Ben Geering - Costs	12/6/25	
37.14.2A.5	Appendix 3 to Appendix 1 of Rebuttal Proof of Evidence of Ben Geering - Costs	12/6/25	
37.14.2B	Appendix 2 to Rebuttal Proof of Evidence of Ben Geering - Costs	12/6/25	
37.14.2C	Appendix 3 to Rebuttal Proof of Evidence of Ben Geering - Costs	12/6/25	
37.14.3	2 nd Rebuttal Proof of Evidence by Mr. Ben Geering in response to Mr. Parks.	1/7/25	
37.14.4A.1	Quantum Costs Report by Mr Parks in response to Proof of Evidence of Mr Lee Burchill	1/7/25	
37.14.4A.2	Part 1 of Appendix 1 to Quantum Report - Highsted Rev3 Budget – Costs (Jacksons Costs)	1/7/25	
37.14.4A.3	Part 2 of Appendix 1 to Quantum Report - Section 1 Rev3 (Jacksons Costs)	1/7/25	
37.14.4A.4	Part 3 of Appendix 1 to Quantum Report - Northern Access Road (Jacksons Costs)	1/7/25	
37.14.4A.5	Appendix 2 to Quantum Report – Upside-by-side Comparison	1/7/25	
37.14.4A.6	Appendix 3 to Quantum Report - Jackson Civil Engineering summary of working with Kent County Council	1/7/25	
37.15.1	Rebuttal Proof of Evidence by Mr. Steven Goodwin in response to Mr. Parks	1/7/25	
37.15.2	Appendix to Mr. Steven Goodwin's Rebuttal Proof of Evidence - JCE case studies	1/7/25	
37.21.1	Rebuttal Proof of Evidence from John Wilde - Highway Matters	29/4/25	
37.21.2	Appendices to the Rebuttal Proof of Evidence from John Wilde - Highway Matters	29/4/25	
CD 38 – Proofs of evidence and rebuttals from the Council			
38.1.1	Summary Proof of evidence of Ms K Ahern - Landscape and Visual Matters		
38.1.2	Proof of evidence of Ms K Ahern - Landscape and Visual Matters		
38.1.3	Appendices to Proof of evidence of Ms K Ahern - Landscape and Visual Matters		

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REF	Title	Date received	Comments
38.2.1	Summary Proof of evidence of Ms K Miller – National Landscape		
38.2.2	Proof of evidence of Ms K Miller – National Landscape		
38.2.3	Appendices to Proof of evidence of Ms K Miller – National Landscape		
38.2.4	Short Proof to amend points in Proof 38.2.2 from Ms K Miller – National Landscape		
38.3.1	Summary Proof of evidence of Ms C Sones, Built Heritage		
38.3.2	Proof of evidence of Ms C Sones, Built Heritage		
38.3.2a	Additional Proof of evidence of Ms C Sones, Built Heritage	11/3/25	
38.3.3.1	Appendices– Figures to Proof of evidence of Ms C Sones, Built Heritage		
38.3.3.2	Appendices– Location Maps to Proof of evidence of Ms C Sones, Built Heritage		
38.3.3.3	Appendices– Tithe Maps to Proof of evidence of Ms C Sones, Built Heritage		
38.3.3.4	Appendices– OS Maps to Proof of evidence of Ms C Sones, Built Heritage		
38.3.3.5	Appendices– Viewpoints to Proof of evidence of Ms C Sones, Built Heritage		
38.3.3.6	Appendices to Additional Proof of Evidence of Ms C Sones, Built Heritage	11/3/25	
38.4.1	Summary Proof of evidence of Ms H Forster - Ancient Woodland and Ecology		
38.4.2	Proof of evidence of Ms H Forster - Ancient Woodland and Ecology		
38.4.3	Appendices to Proof of evidence of Ms H Forster - Ancient Woodland and Ecology		
38.5.1	Summary Proof of evidence of Mr R Pestell - Socio-Economics	5/6/25	
38.5.2	Proof of evidence of Mr R Pestell - Socio-Economics	5/6/25	

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REF	Title	Date received	Comments
38.6.1	Summary Proof of evidence of Mr M Duigan - Planning	5/6/25	
38.6.2	Proof of evidence of Mr M Duigan - Planning	5/6/25	
38.6.3	Appendices to Proof of evidence of Mr M Duigan - Planning	5/6/25	
38.6.4	Errata and Corrections to Proof of evidence; and complete version of page 51 of Appendix 3 to Proof of evidence of Mr M Duigan - Planning	19/9/25 6/10/25	
CD 39 – Proofs of evidence and rebuttals from Kent County Council			
39.1.1	Summary Proof of evidence of Mr G Rusling – Public Rights of Way		
39.1.2	Proof of evidence of Mr G Rusling – Public Rights of Way		
39.1.3	Appendices to Proof of evidence of Mr G Rusling – Public Rights of Way		
39.2.1	Summary of Proof of Evidence of Simon Mason - Archaeology	8/4/25	
39.2.2	Proof of Evidence of Simon Mason - Archaeology	8/4/25	
39.2.3	Appendices to Proof of Evidence of Simon Mason - Archaeology	8/4/25	
39.3.1	Proof of Evidence of Alun Millard - Highways and Transportation	8/4/25	
39.4.1	Proof of Evidence of Matthew Splisbury - Viability	29/5/25	
39.4.2	Appendices to Proof of Evidence of Matthew Spilsbury - Viability	29/5/25	
39.4.3	Rebuttal Proof of Evidence of Matthew Spilsbury - Viability	12/6/25	
39.4.4	Appendices to Proof of Rebuttal Evidence of Matthew Spilsbury - Viability	12/6/25	

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REF	Title	Date received	Comments
39.5.1	Proof of Evidence of Lee Burchill - Cost of delivering the Sittingbourne Southern Relief Road/SRR and the Northern Relief Road/NNR	29/5/25	
39.5.2	Appendices to Proof of Evidence of Lee Burchill - Cost of delivering the Sittingbourne Southern Relief Road/SRR and the Northern Relief Road/NNR	29/5/25	
		29/5/25	
39.6.1	Proof of Evidence of Colin Finch - S106 Viability Matters	29/5/25	
39.6.2	Appendices to Proof of Evidence of Colin Finch - S106 Viability Matters	29/5/25	
39.6.3	Rebuttal Proof of Evidence of Colin Finch - S106 Viability Matters	12/6/25	
39.6.4	Appendix to Proof of Evidence of Colin Finch - S106 Viability Matters	12/6/25	
39.7.1	Proof of Evidence of Scott Parks - Highways Infrastructure Cost Plan	12/6/25	
39.7.2	Appendices to Proof of Evidence of Scott Parks - Highways Infrastructure Cost Plan	12/6/25	
CD 40 – Proofs of evidence and rebuttals from The Duchy of Cornwall			
40.1.1	Summary Proof of Evidence by Brendan Weaver - Transport	8/4/25	
40.1.2	Proof of Evidence by Brendan Weaver - Transport	8/4/25	
40.2.1	Summary Proof of Evidence by Roger Hepher – Planning (To be considered as a Written Representation)	4/6/25	
40.2.2	Proof of Evidence by Roger Hepher – Planning (To be considered as a Written Representation)	4/6/25	
CD 41 – Proofs of evidence and rebuttals from National Highways			
41.1.1	Summary Proof of Evidence by Darren Miller – Design	8/4/25	
41.1.2	Proof of Evidence by Darren Miller – Design	8/4/25	
41.2.1	Summary Proof of Evidence by Marius Peters – Policy & Procedure	8/4/25	

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REF	Title	Date received	Comments
41.2.2	Proof of Evidence by Marius Peters – Policy & Procedure	8/4/25	
41.3.1	Summary Proof of Evidence by Mike Howell – Transport Planning	8/4/25	
41.3.2	Proof of Evidence by Mike Howell - Transport Planning	8/4/25	
CD 42 – Proofs of evidence and rebuttals from Five Parishes Group			
42.1.1	Summary Proof of evidence of Monique Bonney – Public Rights of Way		
42.1.2	Proof of evidence of Monique Bonney - Public Rights of Way		
42.1.3	Appendices to Proof of evidence of Monique Bonney - Public Rights of Way		
42.2.1	Summary Proof of evidence of Monique Bonney - Landscape		
42.2.2	Proof of evidence of Monique Bonney - Landscape		
42.3.1	Summary Proof of evidence of Nicholas Doggett - Heritage		
42.3.2	Proof of evidence of Nicholas Doggett - Heritage		
42.4.1	Proof of Evidence of Monique Bonney - Ecology		
42.4.2	Appendices to the Proof of Evidence of Monique Bonney – Ecology		
42.5.1	Summary Proof of Evidence of Monique Bonney - Transport	8/4/25	
42.5.2	Proof of Evidence of Monique Bonney - Transport	8/4/25	
42.5.3	Appendices to the Proof of Evidence of Monique Bonney - Transport	8/4/25	
42.6.1	Summary Proof of Evidence of Monique Bonney – Archaeology	8/4/25	
42.6.2	Proof of Evidence of Monique Bonney – Archaeology	8/4/25	
42.7.1	Proof of Evidence of Monique Bonney – Planning	5/6/25	

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REF	Title	Date received	Comments
42.7.2	Summary Proof of Evidence of Monique Bonney – Planning	5/6/25	
42.7.3	Appendices to Proof of Evidence of Monique Bonney – Planning	5/6/25	
42.8.1	Proof of Evidence of Chris Gardner - Viability	29/5/25	
42.8.2	Appendices to the Proof of Evidence of Chris Gardner - Viability	29/5/25	
42.8.2.1	Appendix 5 to the Proof of Evidence/Appendices of Chris Gardner - Viability	29/5/25	
42.8.3	Summary Proof to the Proof of Evidence of Chris Gardner - Viability	29/5/25	
42.8.4	Rebuttal Proof of Evidence of Chris Gardner - Viability	12/6/25	
42.8.5	Appendices to Rebuttal Proof of Evidence of Chris Gardner - Viability	12/6/25	
42.8.5.1	Appendix 2 to Rebuttal Proof of Evidence of Chris Gardner – Viability	12/6/25	
CD 43 – Proofs of evidence and rebuttals from the Action Group			
43.1.1	Summary Proof of evidence of Nicholas Doggett - Heritage		
43.1.2	Proof of evidence of Nicholas Doggett - Heritage		
43.2.1	Summary Proof of evidence of Paul Townson - Frognal Farmhouse		
43.2.2	Proof of evidence of Paul Townson - Frognal Farmhouse		
43.2.3	Appendix to Proof of evidence of Paul Townson - Frognal Farmhouse		
43.3.1	Summary Proof of evidence of Nigel Heriz Smith – Air Quality		
43.3.2	Proof of evidence of Nigel Heriz Smith – Air Quality		
43.3.3	Appendices to Proof of evidence of Nigel Heriz Smith – Air Quality		
43.4.1	Summary Proof of Evidence of Bruce Bamber - Highways	8/4/25	
43.4.2	Proof of Evidence and appendices of Bruce Bamber - Highways	8/4/25	

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REF	Title	Date received	Comments
43.5.1	Summary Proof of Evidence of Julien Speed – Community Issues	29/5/25	
43.5.2	Proof of Evidence of Julien Speed – Community Issues	29/5/25	
CD 44 – Appeal Reps for the Northern Site			
44	List of Appeals Reps to the Northern site	9/10/25	
CD 45 – Appeal Reps for the Southern Site			
45	List of Appeal Reps to the Southern site	9/10/25	
CD 46 – Original Submission Documents NORTHERN SITE			
46.1	Application Form (submitted July 2021)		
46.2	Certificates and Notices (submitted July 2021)		
46.3	Covering Letter (submitted July 2021)		
46.4	Site Location Plan (ref. 2952-01) (submitted July 2021)		
46.5	Parameter Plan – Built Form Heights (ref. 2952-405) (submitted July 2021)		
46.6	Parameter Plan - Development (ref. 2952-412) (submitted July 2021)		
46.7	Phasing Plan (ref. 2952-500) (submitted July 2021)		
46.8	Development Structuring Plan (ref. 2952-401) (submitted July 2021)		
46.9	Framework Plan - Access and Strategic Vehicular Routes (ref. 2952-406) (submitted July 2021)		
46.10	Framework Plan - Density (ref. 2952-404) (submitted July 2021)		
46.11	Framework Plan - Greenspace (ref. 2952-410) (submitted July 2021)		
46.12	Framework Plan - Land Use (ref. 2952-402) (submitted July 2021)		
46.13	Framework Plan - Pedestrian and Cycle Routes (ref. 2952-409) (submitted July 2021)		

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REF	Title	Date received	Comments
46.14	Greenspace Structuring Plan (ref. 2952-403) (submitted July 2021)		
46.15	Composite Illustrative Masterplan (ref. 2782-201) (submitted July 2021)		
46.16	Composite Illustrative Masterplan Aerial (ref. 2782-202) (submitted July 2021)		
46.17	North Illustrative Masterplan (ref. 2952-210) (submitted July 2021)		
46.18	North Illustrative Masterplan North Aerial (ref. 2952-211) (submitted July 2021)		
46.19	Application Guide (submitted July 2021)		
46.20	Outline Development Specification (submitted July 2021)		
46.21	Design and Access Statement (submitted July 2021)		
46.22	Local Area Study (submitted July 2021)		
46.23	Statement of Community Involvement (submitted July 2021)		
46.24	Planning Statement (submitted July 2021)		
46.25	Environmental Statement (submitted July 2021)		
46.26	Transport Assessment (submitted July 2021)		
46.27	Sustainability and Energy Statement (submitted July 2021)		
46.28	Health Impact Assessment (submitted July 2021)		
46.29	Economic Opportunity Statement (submitted June 2021)		
46.30	Economic Benefits Technical Note (submitted July 2021)		
46.31	Retail Statement (submitted July 2021)		
46.32	Sports Facilities Strategy (submitted July 2021)		
46.33	Arboricultural Impact Assessment (submitted July 2021)		
46.34	Landscape and Open Space Strategy (ref. 1554-017) (submitted July 2021)		
46.35	Landscape Framework (ref. 1554-015) (submitted July 2021)		

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REF	Title	Date received	Comments
46.36	Report to Inform a Habitats Regulations Assessment (including Assessment) (submitted July 2021)		
CD 47 – Original Submission Documents SOUTHERN SITE			
47.1	Application Form (submitted July 2021)		
47.2	Certificate and Notices Schedule (submitted July 2021)		
47.3	Covering Letter (submitted July 2021)		
47.4	Site Location Plan (ref. 2782-071) (submitted July 2021)		
47.5	Parameter Plan - Built Form Heights (ref. 2782-420) (submitted July 2021)		
47.6	Parameter Plan - Development (ref. 2782-455) (submitted July 2021)		
47.7	Phasing Plan (ref. 2782-500) (submitted July 2021)		
47.8	Development Structuring Plan – Highsted (ref. 2782-402) (submitted July 2021)		
47.9	Development Structuring Plan – Oakwood (ref. 2782-403) (submitted July 2021)		
47.10	Development Structuring Plan (ref. 2782-401) (submitted July 2021)		
47.11	Framework Plan – Access and Strategic Vehicular Routes (ref. 2782-425) (submitted July 2021)		
47.12	Framework Plan – Density (ref. 2782-415) (submitted July 2021)		
47.13	Framework Plan – Green Infrastructure (ref. 2782-445) (submitted July 2021)		
47.14	Framework Plan – Land Use (ref. 2782-405) (submitted July 2021)		
47.15	Greenspace Structure Plan – Highsted (ref. 2782-411) (submitted July 2021)		
47.16	Greenspace Structure Plan – Oakwood (ref. 2782-412) (submitted July 2021)		
47.17	Greenspace Structure Plan (ref. 2782-410) (submitted July 2021)		
47.18	Composite Illustrative Masterplan (ref. 2782-201) (submitted July 2021)		
47.19	Composite Illustrative Masterplan Aerial (ref. 2782-202) (submitted July 2021)		

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REF	Title	Date received	Comments
47.20	Illustrative Masterplan South (ref. 2782-210) (submitted July 2021)		
47.21	Illustrative Masterplan South Aerial (ref. 2782-211) (submitted July 2021)		
47.22	Application Guide (submitted July 2021)		
47.23	Outline Development Specification (submitted July 2021)		
47.24	Design and Access Statement (submitted July 2021)		
47.25	Local Area Study (submitted July 2021)		
47.26	Employment Area Masterplan Strategy (submitted July 2021)		
47.27	Statement of Community Involvement (submitted July 2021)		
47.28	Planning Statement (submitted July 2021)		
47.29	Environmental Statement (submitted July 2021)		
47.30	Transport Assessment (submitted July 2021)		
47.31	Sustainability and Energy Statement (submitted July 2021)		
47.32	Health Impact Assessment (submitted July 2021)		
47.33	Economic Opportunity Statement (submitted July 2021)		
47.34	Economic Benefits Technical Note (submitted July 2021)		
47.35	Retail Statement (submitted July 2021)		
47.36	Sports Facilities Strategy (submitted July 2021)		
47.37	Arboricultural Impact Assessment (submitted July 2021)		
47.38	Landscape and Open Space Strategy (submitted July 2021)		
47.39	Landscape Framework (submitted July 2021)		
47.40	Report to Inform a Habitats Regulations Assessment (including Assessment) (submitted July 2021)		
CD 48 – Drawings at call in date 7 November 2024 NORTHERN SITE			

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REF	Title	Date received	Comments
48.1	Site Location Plan (ref. 2952-01N)		
48.2	Development Structuring Plan North (ref. 2952-401T)		
48.3	Framework Plan - Land Use North (ref. 2952-402O)		
48.4	Greenspace Structuring Plan (ref. 2952-403K)		
48.5	Framework Plan - Density North (ref. 2952-404N)		
48.6	Parameter Plan - Built Form Heights North (ref. 2952-405R)		
48.7	Framework Plan - Access & Strategic Vehicular Routes North (ref. 2952-406Q)		
48.8	Framework Plan - Pedestrian and Cycle Routes North (ref. 2952-409Q)		
48.9	PROW Network North (ref. 2952-410A)		
48.10	Parameter Plan - Development North (ref. 2952-412N)		
48.11	Connections Plan North (ref. 2952-415A)		
48.12	Phasing Plan North (ref. 2952-500O)		
48.13	Strategy Plan ~ Street Hierarchy North (ref. 2952-507J)		
CD 49 – Drawings at call in date 7 November 2024 SOUTHERN SITE			
49.1	Development Structuring Plan (ref. 2782-401W)		
49.2	Development Structuring Plan Highsted (ref. 2782-402W)		
49.3	Development Structuring Plan Oakwood (ref. 2782-403W)		
49.4	Greenspace Structuring Plan (ref. 2782-410K)		
49.5	Greenspace Structuring Plan – Highsted (ref. 2782-411K)		
49.6	Greenspace Structuring Plan – Oakwood (ref. 2782-412K)		
49.7	Framework Plan – Density (ref. 2782-415J)		
49.8	Framework Plan – Density Highsted (ref. 2782-416J)		

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REF	Title	Date received	Comments
49.9	Framework Plan – Density Oakwood (ref. 2782-417J)		
49.10	Parameter Plan – Built Form Heights (ref. 2782-420R)		
49.11	Parameter Plan – Built Form Heights Highsted (ref. 2782-421R)		
49.12	Parameter Plan – Built Form Heights Oakwood (ref. 2782-422R)		
49.13	Framework Plan – Access and Strategic Vehicular Routes (ref. 2782-425M)		
49.14	Framework Plan – Access & Strategic Vehicular Routes H (ref. 2782-426M)		
49.15	Framework Plan – Access & Strategic Vehicular Routes O (ref. 2782-427M)		
49.16	Framework Plan – Pedestrian and Cycle Routes (ref. 2782-440L)		
49.17	Framework Plan – Pedestrian and Cycle Routes Highsted (ref. 2782-441L)		
49.18	Framework Plan – Pedestrian and Cycle Routes Oakwood (ref. 2782-442L)		
49.19	Parameter Plan – Development (ref. 2782-455Q)		
49.20	Parameter Plan – Development Highsted (ref. 2782-456Q)		
49.21	Parameter Plan – Development Oakwood (ref. 2782-457Q)		
49.22	Phasing Plan – South (ref. 2782-500P)		
49.23	Phasing Plan Highsted (ref. 2782-501P)		
49.24	Phasing Plan Oakwood (ref. 2782-502P)		
CD 50 – Community Infrastructure Levy (CIL) These documents can now be found under CD 35 – Planning Obligations (S106)			
50.1	Draft CIL Compliance Statement from Swale Borough Council, February 2025		
50.2	Addendum to Draft CIL Compliance Statement	25/3/25	
50.3	CIL Compliance Statement APP/V2255/V/24/3355313/4	2/4/2025	
CD 51 – PRE- Inquiry Documents			
51.1	Secretary of State Call In (7 November 2024)		

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REF	Title	Date received	Comments
51.2	Preliminary Case Management Conference Note (16 December 2024)		
51.3	Inspector's Pre-Inquiry Meeting (PIM) Note (20 January 2025)		
51.4	Response to Secretary of State Regulation 25 Request - Baseline Data for Ecology Technical Note 3 (29 January 2025)		
51.5	Response to Secretary of State Regulation 25 Request - Baseline Data for Ecology Technical Note 6 (29 January 2025)		
51.6	Regulation 25 Request North (17 January 2025)		
51.7	Regulation 25 Request South (17 January 2025)		
51.8	Site Notice and Locations, February 2025		
51.9	Suggested site visit – Bredgar Tearoom to Teynham Station		
51.10	Suggested site visit Maps		
51.11	Notification Letter, Northern Site (6 February 2025)		
51.12	Notification Letter, Southern Site (6 February 2025)		
51.13	Regulation 253 Notice, Southern Site	13/3/25	
51.14	Regulation 253 Notice, Northern Site	13/3/25	
CD 52 – Application Drawings at end of the Inquiry, 2 October 2025 - NORTHERN SITE			
52.1	Site Location Plan North	15/10/25	
52.2	Composite Illustrative Masterplan OS	15/10/25	
52.2.1	Revised Composite Illustrative Masterplan OS	20/11/25	
52.3	Composite Illustrative Masterplan Aerial	15/10/25	
52.3.1	Revised Composite Illustrative Masterplan Aerial	20/11/25	
52.4	Masterplan Annotated	15/10/25	
52.4.1	Revised Masterplan Annotated	20/11/25	

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REF	Title	Date received	Comments
52.5	North Illustrative Masterplan OS	15/10/25	
52.5.1	Revised North Illustrative Masterplan OS	20/11/25	
52.6	North Illustrative Masterplan Aerial	15/10/25	
52.6.1	Revised North Illustrative Masterplan Aerial	20/11/25	
52.7	Development Structuring Plan North	15/10/25	
52.8	Not Used	20/11/25	
52.9	Greenspace Structuring Plan North	15/10/25	
52.10	Framework Plan Density North	15/10/25	
52.11	Parameter Plan Built Form Heights North	15/10/25	
52.12	Framework Plan Access Strategic Vehicular Routes North	15/10/25	
52.13	Framework Plan Pedestrian and Cycle Routes North	15/10/25	
52.14	PROW Network North	15/10/25	
52.15	Parameter Plan Development North	15/10/25	
52.16	Connections Plan North	15/10/25	
52.17	Phasing Plan North	15/10/25	
52.18	Strategy Plan Street Hierarchy North	15/10/25	
52.19	Strategy Plan Demolition North	15/10/25	
52.20	Composite Illustrative Masterplan Aerial Committed Development	15/10/25	
52.20.1	Revised Composite Illustrative Masterplan Aerial Committed Development	20/11/25	
CD 53 – Application Drawings at end of the Inquiry, 2 October 2025 - SOUTHERN SITE			
53.1	Site Location Plan South	15/10/25	
53.2	Parameter Plan Development	15/10/25	

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REF	Title	Date received	Comments
53.3	Parameter Plan Development Highsted	15/1025	
53.4	Parameter Plan Development Oakwood	15/1025	
53.5	Parameter Plan Built Form Heights	15/1025	
53.6	Parameter Plan Built Form Heights Highsted	15/1025	
53.7	Parameter Plan Built Form Heights Oakwood	15/1025	
53.8	Phasing Plan South	15/1025	
53.9	Phasing Plan Highsted	15/1025	
53.10	Phasing Plan Oakwood	15/1025	
53.11	Strategy Plan Demolition South	15/1025	
53.12	Development Structuring Plan	15/1025	
53.13	Development Structuring Plan Highsted	15/1025	
53.14	Development Structuring Plan Oakwood	15/1025	
53.15	Not Used		
53.16	Not Used		
53.17	Not Used		
53.18	Greenspace Structuring Plan	15/1025	
53.19	Greenspace Structuring Plan Highsted	15/1025	
53.20	Greenspace Structuring Plan Oakwood	15/1025	
53.21	Framework Plan Density	15/1025	
53.22	Framework Plan Density Highsted	15/1025	
53.23	Framework Plan Density Oakwood	15/1025	
53.24	Framework Plan Access Strategic Vehicular Routes	15/1025	

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REF	Title	Date received	Comments
53.25	Framework Plan Access Strategic Vehicular Routes Highsted	15/10/25	
53.26	Framework Plan Access Strategic Vehicular Routes Oakwood	15/10/25	
53.27	Framework Plan Pedestrian and Cycle Routes	15/10/25	
53.28	Framework Plan Pedestrian and Cycle Routes Highsted	15/10/25	
53.29	Framework Plan Pedestrian and Cycle Routes Oakwood	15/10/25	
53.30	South Illustrative Masterplan Aerial	15/10/25	
53.31	South Illustrative Masterplan OS	15/10/25	
53.32	South Illustrative Masterplan Aerial	15/10/25	
53.32.1	Revised South Illustrative Masterplan Aerial	20/11/25	
53.33	Composite Illustrative Masterplan OS	15/10/25	
53.33.1	Revised Composite Illustrative Masterplan OS	20/11/25	
53.34	Composite Illustrative Masterplan Aerial Committed Development	15/10/25	
53.34.1	Revised Composite Illustrative Masterplan Aerial Committed Development	20/11/25	
CD 54 – Outline Development Specifications			
54.1	Outline Development Specification North 30 September 2025 (Tracked)	3/10/25	
54.1.1	Outline Development Specification North (Tracked to show changes since 54.1) 11/11/25	2/11/25	
54.1.2	Outline Development Specification North (Tracked to show changes since original submission) 11/11/25	20/11/25	
54.2	Outline Development Specification North 30 09 25	3/10/25	
54.2.1	Outline Development Specification North 11 11 25	20/11/25	
54.3	Outline Development Specification South 30 09 25 (Tracked)	3/10/25	
54.3.1	Outline Development Specification South (Tracked to show changes since 54.1) 11/11/25	20/11/25	

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REF	Title	Date received	Comments
54.3.2	Outline Development Specification South (Tracked to show changes since original submission) 11/11/25	20/11/25	
54.4	Outline Development Specification South 30 09 25	3/10/25	
54.4.1	Outline Development Specification South 11 11 25	20/11/25	
CD 99 – Opening & Closings Submissions			
99.1.1	Opening Statement by the Applicant	11/3/25	
99.1.2	Thames Estuary 2050 Growth Commission, 2050 Vision, June 2018	11/3/25	
99.1.3	Lord Heseltine’s report to the Prime Minister “No Stone Unturned” 30 October 2012	11/3/25	
99.1.4	The Guardian “In Kent, Labour has a fight on its hands – and a-make-or break test for housing revolution” 19 November 2024	11/3/25	
99.1.5	Matthew Pennycook MP “Building the Homes we Need” Statement UIN HCWS307 12 December 2024	11/3/25	
99.1.6	Prime Minister speech on Plan for Change, 5 December 2024	11/3/25	
99.1.7	HM Government’s Plan for Change, presented to Parliament by the Prime Minister on 5 December 2024	11/3/25	
99.1.8	Secretary of State letter to all LPAs, 30 July 2024 “Playing your Part in Building the Homes we Need”	11/3/25	
99.1.9	Angela Rayner MP “Building the Homes we Need” Statement UIN HCWS48 30 July 2024	11/3/25	
99.2	Opening Statement by Swale Borough Council	11/3/25	
99.3	Opening Statement by Kent County Council	11/3/25	
99.4	Opening Statement by National Highways	11/3/25	
99.5	Opening Statement by The Duchy of Cornwall	11/3/25	
99.6	Opening Statement by The Action Group and the Five Parishes Group	11/3/25	
99.7	Closing submissions on behalf of National Highways	29/10/25	
99.8	Closing submissions on behalf of Kent County Council	29/10/25	

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REF	Title	Date received	Comments
99.8.1	Case Law referred to by KCC “The Ikarian Reefer” (1993) 2 Lloyds Rep 68	29/10/25	
99.8.2	Email from KCC dated 30 October regarding Inspector's request for the source of the reference to heading columns of 500 and 250 units in respect of TMS evidence on Early Payments	30/10/25	
99.8.3	Cashflow spreadsheet South	30/10/25	
99.8.4	South Timeline	30/10/25	
99.9	Closing submissions by Five Parishes Group and the Action Group	29/10/25	
99.9.1	C G Fry & Son Limited (Appellant) v Secretary of State for Housing, Communities and Local Government (formerly known as Secretary of State for Levelling Up, Housing and Communities) and another (Respondents)	29/10/25	
99.10	Closing submissions on behalf of The Duchy of Cornwall	30/10/25	
99.10.1	C G Fry & Son Limited (Appellant) v Secretary of State for Housing, Communities and Local Government	30/10/25	
99.10.2	Bovis Homes v Secretary of State for Communities and Local Government-	30/10/25	
99.11	Closing submissions on behalf of Swale Borough Council	30/10/25	
99.11.1	Hallam Land Management Ltd v Secretary of State for Communities and Local Government-	30/10/25	
99.11.2	Lisle-Mainwaring v Carroll	30/10/25	
99.11.3	London Historic Parks and Gardens Trust v Minister of State for Housing	30/10/25	
99.11.4	Monkhill Ltd v Secretary of State for Housing, Communities and Local Government	30/10/25	
99.11.5	Monkhill Ltd v Secretary of State for Housing, Communities and Local Government-2.	30/10/25	
99.11.6	New Forest National Park Authority v Secretary of State for Housing, Communities and Local Government	30/10/25	
99.11.7	Newcastle upon Tyne City Council v Secretary of State for Levelling Up, Housing and Communities	30/10/25	

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99.11.8	Phides Estates (Overseas) Ltd v Secretary of State for Communities and Local Government	30/10/25	
99.11.9	R. (on the application of Campaign for the Protection of Rural England, Kent Branch) v Secretary of State for Housing, Communities and Local Government	30/10/25	
99.11.10	R. (on the application of Cherkley Campaign Ltd) v Mole Valley DC	30/10/25	
99.11.11	R. (on the application of Finch) v Surrey CC-3.	30/10/25	
99.11.12	R. (on the application of Mevagissey Parish Council) v Cornwall Council	30/10/25	
99.11.13	R. (on the application of Save Stonehenge World Heritage Site Ltd) v Secretary of State for Transport-2	30/10/25	
99.11.14	R. (on the application of Save Wimbledon Park Ltd) v Mayor of London	30/10/25	
99.11.15	R. (on the application of University Hospitals of Leicester NHS Trust) v Harborough DC	30/10/25	
99.11.16	R. (on the application of Worcestershire Acute Hospitals NHS Trust) v Malvern Hills DC-2	30/10/25	
99.11.17	Satnam Millenium Ltd v Secretary of State for Housing, Communities and Local Government	30/10/25	
99.11.18	Save Greater Manchester Green Belt Ltd v Secretary of State for Housing, Communities and Local Government	30/10/25	
99.11.19	Secretary of State for Communities and Local Government v Hopkins Homes Ltd	30/10/25	
99.11.20	Wadhurst Parish Council v Secretary of State for Housing, Communities and Local Government	30/10/25	
99.11.21	Wathen-Fayed v Secretary of State for Levelling Up, Housing and Communities-3	30/10/25	
99.12	Closing submissions by the Applicant	31/10/25	
99.12.1	R (on the application of Christopher Prideaux) Claimant - and – Buckinghamshire County Council Defendant - and – FCC Environment UK Limited	31/10/25	
99.12.2	William Davis Ltd Bloor Homes Ltd Jelson Homes Ltd Davidsons Homes Ltd - and – Charnwood Borough Council	31/10/25	

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99.12.3	The King (on application of Andrew Boswell) Appellant and the Secretary of State for Energy Security and Net Zero - and - First Respondent (1) Net Zero Teeside Power Limited (2) Net Zero North Sea Storage Limited	31/10/25	