

Highsted Inquiry – Documents submitted to the Inquiry – 10 March 2026		
Reference	Name of Document	Received
100.1	LUC New Community Landscape Advice January 2019	13/3/23
100.2	Letter to Kent Downs National Landscape Unit 26 February 2025	15/3/25
100.3	Clarification Note by Ms Ahern, submitted by the Applicant	17/3/25
100.4	Minutes of the Planning Committee Report – 21 July 2016, submitted by the Applicant	18/3/25
100.5	Planning Committee Report – 21 July 2016, submitted by the Applicant	18/3/25
100.6	Appendix to Planning Committee Report – 21 July 2016, submitted by the Applicant	18/3/25
100.7	Stones Farm, Sittingbourne - Land Use, Scale and Density Parameter Plan, submitted by the Applicant	18/3/25
100.8	Letter from Kent Wildlife Trust to the Inspector, 19 March 2025	19/3/25
100.8.1	Response Letter from the Applicant to Kent Wildlife dated 21 March 2025	21/3/27
100.9.1	Scheme Overlay 1.19.6 drawing 16-023 6000D, submitted by Kent County Council	19/3/25
100.9.2	Scheme Overlay 7.31.6 drawing 16-023 2000D, submitted by Kent County Council	19/3/25
100.10.1	Fig 10.7 Local Visual Appraisal Plan Sheet 1 of 3, submitted by the Applicant	20/3/25
100.10.2	Fig 10.7 Local Visual Appraisal Plan Sheet 2 of 3, submitted by the Applicant	20/3/25
100.10.3	Fig 10.7 Local Visual Appraisal Plan Sheet 3 of 3, submitted by the Applicant	20/3/25
100.11.1	Fig 10.8 Wider Visual Appraisal Plan Sheet 1 of 2, submitted by the Applicant	20/3/25
100.11.2	Fig 10.8 Wider Visual Appraisal Plan Sheet 2 of 2, submitted by the Applicant	20/3/25
100.12	Heritage Assets Distances Plan – Legend submitted by the Applicant	20/3/25
100.12.1	Heritage Assets Distances Plan number 1 submitted by the Applicant	20/3/25
100.12.2	Heritage Assets Distances Plan number 2 submitted by the Applicant	20/3/25
100.12.3	Heritage Assets Distances Plan number 3 submitted by the Applicant	20/3/25
100.12.4	Heritage Assets Distances Plan number 4 submitted by the Applicant	20/3/25
100.12.5	Heritage Assets Distances Plan number 5 submitted by the Applicant	20/3/25
100.12.6	Heritage Assets Distances Plan number 6 submitted by the Applicant	20/3/25
100.12.7	Heritage Assets Distances Plan number 6 submitted by the Applicant	20/3/25
100.13	2952-SK045A Site Location Plan_ North_ Amended Areas submitted by the Applicant	31/3/25
100.14	2782-635 Area of High Landscape Value submitted by the Applicant	31/3/25

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<u>100.15</u>	R005_2447 Technical Note on new motorway junction ZTV 210325 submitted by the Applicant regarding Stones Farm Development and its relationship to the Northern Application	2/4/2025
<u>100.16.</u>	Inspector's Note for discussion Stones Farm	1/4/2025
<u>100.17</u>	Note prepared by Applicant on Stones Farm relationship to Northern Application dated 7 April 2025	9/4/2025
<u>100.17.1</u>	2952-737F Stones Farm Proximity Plan (revised 8 April 2025 to show full extent of DM25 Countryside Gap)	9/4/2025
<u>100.17.2</u>	Stones Farm section 106 Agreement dated 22 December 2017	9/4/2025
<u>100.17.2.1</u>	(2a) Stones Farm Deed of Variation to section 106 Agreement dated 24 September 2020 (note same reference as above given they are to be read together)	9/4/2025
<u>100.17.3</u>	Stones Farm Landscape and Open Space Parameter Plan Drawing 5257/OPA/SK 005 Rev H	9/4/2025
<u>100.17.4</u>	Stones Farm Committee Report (existing ID100.6)	9/4/2025
<u>100.17.5</u>	Stones Farm Planting Plan Overview Rev P14	9/4/2025
<u>100.17.6</u>	APP/V2255/W/23/3318509 Decision (existing CD30.2)	9/4/2025
<u>100.17.7</u>	16-023-6033D-Figure1- Drainage Layout - Stones Farm Basin	9/4/2025
<u>100.17.8</u>	Kent County Council Consultation Response to Northern Application dated 2 April 2025	9/4/2025
<u>100.17.9</u>	Country Gap Area Plan	9/4/2025
<u>100.17.9</u>	2952-739A Countryside Gap Area Plan	9/4/2025
<u>100.18</u>	Deed of Novation of a Contract dated 16 March 2018 submitted by the Council	9 /4/2025
<u>100.19</u>	Site plan for the Northern Application. Submitted by the Council	31/3/2025
<u>100.20</u>	Site Plan the development at the former Stones Farm (now known as Spring Acres) consent ref: 14/501588/OUT. Submitted by the Council.	31/3/2025
<u>100.20</u>	Proposals Map Extract showing a green outline the existing Important Local Countryside Gap designation. Submitted by the Council	31/3/2025
<u>100.21</u>	Aerial image of listed buildings along London Road submitted the Council	10/4/2025
<u>100.22</u>	Night site visit plan (10 April) Submitted by the Applicant	11/4/2025

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Reference	Name of Document	Received
<u>100.23.1</u>	Agenda front sheet from Policy & Resources Committee submitted by the Council on 27 November 2024 at 1900. Submitted by the Council.	11/4/25
<u>100.23.2</u>	Agenda Item 8 from Policy & Resources Committee submitted by the Council on 27 November 2024 at 1900. Submitted by the Council.	11/4/25
<u>100.23.3</u>	Printed Minutes from Policy & Resources Committee submitted by the Council on 27 November 2024 at 1900. Submitted by the Council.	11/4/25
<u>100.24.1</u>	Schedule of Title – Northern Site, prepared by Town Legal (this should be read alongside the Title overlay plan) Submitted by the Applicant	11/4/25
<u>100.24.2</u>	Title overlay plan – Northern Site, prepared by Milton Studio submitted by the Applicant	11/4/25
<u>100.25.1</u>	Schedule of Title – Southern Site, prepared by Town Legal (this should be read alongside the title overlay plans) submitted by the Applicant	15/4/25
<u>100.25.1.4</u>	Title overlay plans (Sheets 1 of 4) – Southern Site, prepared by Milton Studio	14/4/25
<u>100.25.1.3</u>	Title overlay plans (Sheets 2 to 4) – Southern Site, prepared by Milton Studio	14/4/25
<u>100.25.1.2</u>	Title overlay plans (Sheets 3 to 4) – Southern Site, prepared by Milton Studio	14/4/25
<u>100.25.1.1</u>	Title overlay plans (Sheets 4 to 4) – Southern Site, prepared by Milton Studio	14/4/25
<u>100.26</u>	Agenda for the RTS on Public Rights of Way (PROW) submitted by the Inspector	28/4/25
<u>100.27</u>	Photos of Cromers and Highsted Wood Local Nature. Submitted by Five Parishes	30/4/25
<u>100.28</u>	Highsted Park North Wildlife A visual journey through nature, species, and attempted habitat mitigation.	30/4/25
<u>100.29</u>	NRR Note on land control as agreed with KCC dated 7.5.25	7/5/25
<u>100.29.1</u>	Eurolink Planning Permission (Appendix 1)	7/5/25
<u>100.29.1.2</u>	Eurolink S106 Agreement (Appendix 1)	7/5/25
<u>100.29.2</u>	Church Road - Road Hierarchy and Access Parameter Plan (Appendix 2)	7/5/25
<u>100.29.2.1</u>	Church Road S106 Agreement (Appendix 2)	7/5/25
<u>100.29.3</u>	Stones Farm Planning Permission (Appendix 3)	7/5/25
<u>100.29.3.1</u>	Stones Farm s106 Agreement (already ID100.17.2) (Appendix 3)	7/5/25
<u>100.29.3.2</u>	Deed of Novation (already ID100.18) (Appendix 3)	7/5/25

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Reference	Name of Document	Received
100.29.3.3	Stones Farm Landscape Open Space Parameter Plan (already ID100.17.3) (Appendix 3)	7/5/25
100.29.4	Bapchild Link Drafting 29.05.25 (note working draft) (Appendix 4)	7/5/25
100.29.5	Network Rail Certificate Stage 1 (Appendix 5)	7/5/25
100.29.5.1	Network Rail Certificate Stage 1 (Appendix 5)	7/5/25
100.29.6	Northern Title Overlay Plan (already ID100.24.2) (Appendix 6)	7/5/25
100.30	Agenda for the Air Quality RTS (from the Inspector)	8/5/25
100.31	218394 Highsted Evaluation Report Issue 1 DRAFT	2/5/25
100.32	Oakwood Farm NDHA	8/5/25
100.33	Section 106 Session One Agenda	13/5/25
100.34	Inclusive-mobility-a-guide-to-best-practice-on-access-to-pedestrian-and-transport-infrastructure" is topic specific to Highways (CD 24) and has been issued by the Department of Transport	13/5/25
100.35	S106 Inspector's Follow Up Note	15/5/25
100.36	Note from the Applicant to the Inspector on Kent County Council's Monitoring Contributions	16/5/25
100.37	Ecology Clarification Note prepared by Aspect Ecology in response to points raised during the ecology evidence, including the ancient woodland points	29/5/25
100.38	Highways site visit aerial mapping booklet	6/6/25
100.39	Note explaining Swale Borough Council's monitoring fee.	11/6/25
100.40	Appeal Decisions APP/H1840/W/22/3301732 Land east of Bredon Road and Tewkesbury Road, Mitton and Appeal Ref: APP/H1840/W/22/3301742 Land east of Bredon Road and Tewkesbury Road, Mitton	12/6/25
100.41	Applicant's note on contamination and hydrology	12/6/25
100.41.1	Five parishes commentary on the technical note- Contamination and hydrology	3/10/25
100.42	Note on Swale Borough Council's Swimming Pool Contribution	12/6/25
100.43	1554-020 Northern Relief Road Landscape Section (Alternative Option)	20/6/25
100.44	Explanation of Different Flows in Tables 4,1 and 4.2 of PoE (CD 43.4.2) from Bruce Bamber	24/6/25
100.45	Extracts from the Hinkley SRFI ExA report on need	27/6/25
100.46	Extracts from the Crawley Local Plan Inspector's Report on need	27/6/25

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Reference	Name of Document	Received
<u>100.47</u>	Appeal Ref: APP/K0235/W/23/3332469 Land south of the A428, Wyboston Lakes Complex, Great North Road, Wyboston MK44 3AL	27/6/25
<u>100.48</u>	Representations of Transport (East Hall Park) Limited	30/6/25
<u>100.49</u>	Matt Spilsbury's Evidence in Chief Notes	1/7/25
<u>100.50</u>	Appeal Ref: APP/V2255/W/24/3356342 Land to the East of Scocles Rd, Minster-on-Sea	1/7/25
<u>100.51</u>	Appeal Ref: APP/V2255/W/24/3350524 Land at Ham Road, Faversham, Kent ME13 7TX	1/7/25
<u>100.52</u>	Barnsley West Strata Financial Viability Assessment Executive Summary January 2025	2/7/25
<u>100.53</u>	Set of 3 A3 Plans Indicating Land Ownership and Safeguarding along the Route of the SNR	3/7/25
<u>100.54</u>	Cashflow spreadsheet (South)	3/7/25
<u>100.55</u>	South Timeline sheet	3/7/25
<u>100.56</u>	Deposits paid by house builders (Submitted by KCC)	15/7/25
<u>100.57</u>	Highsted Park Comments from KCC drainage and flood water management (submitted by SBC)	16/7/25
<u>100.58</u>	Transcript (extract) from YouTube recording of the Inquiry, 4 July 2025 (submitted by the Applicant)	18/7/25
<u>100.59</u>	Wimbledon High Court Judgment, 21 July 2025 (submitted by the Applicant)	21/7/25
<u>100.60</u>	Local Plan Update - Committee Agendas, 15 July and 21 July 2025 (submitted by SBC)	22/7/25
<u>100.61</u>	Applicant's Comments on Kent County Council's Case	23/7/25
<u>100.61.1</u>	Kent County Council's response to the Applicant's note	30/7/25
<u>100.61.2</u>	Applicant's response to KCC	31/7/25
<u>100.61.3</u>	Kent County Council's further note	29/8/25
<u>100.61.4</u>	Applicant's further response to Kent County further note	29/8/25
<u>100.62</u>	Junction 5A, Highways North Plans (submitted by KCC)	15/7/25
<u>100.63</u>	Highways South Plans (submitted by KCC)	15/7/25
<u>100.64</u>	Note requested by the Inspector from the Applicant's Ecology Consultants, responding to paragraph 8.17 of Ms Bonney's highway evidence	13/8/25
<u>100.65</u>	Agenda item 14 of the 30 July 2025 Full Council meeting (submitted by SBC)	18/8/25
<u>100.66</u>	Updated LDS, July 2025 (submitted by SBC)	18/8/25

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Reference	Name of Document	Received
<u>100.67</u>	Speakers at the 3 rd Party Sessions of the Inquiry	3/9/25
<u>100.68</u>	Applicant Note– Further information regarding stewardship and management	8/9/25
<u>100.69</u>	Kent Minerals and Waste Local Plan – Table of comparisons – Prepared by the Applicant and reviewed by SBC	8/9/25
<u>100.70</u>	Email from Bapchild Cricket Club, 14 August 2025 regarding S106 provisions (Submitted by SBC)	12/9/25
<u>100.71</u>	Letter from Quod on behalf of the Applicant to NHS Kent and Medway, 18 July 2025 (Submitted by SBC)	24/9/25
<u>100.72</u>	Letter from NHS Kent and Medway to Quod on behalf of the Applicant, 7 August 2025 (Submitted by SBC)	24/9/25
<u>100.73</u>	Judgement Case No: CO/5052/2019 – Joan Girling and Suffolk Council & EDF Energy Nuclear Generation Ltd and NNB Generation (SZC) Ltd – September 2020	7/10/25
<u>100.74</u>	“Flexibility is better than Prophecy” for consents underpinning super strategic sites - James Scott	7/10/25
<u>100.75</u>	Judgement Case No: CO/3809/2019 - Keep Bourne End Green and Buckinghamshire County Council – 23/7/2020	7/10/25
<u>100.76</u>	Case Nos: C1/2016/4031 and C1/2016/4092 – Zipporah Lisle-Mainwaring & Nial Carroll and SoS for Communities and Niall Carroll	8/10/25
<u>100.77</u>	Case No: CO/4792/2014 – Phides Estates (Overseas) Ltd & SoS for Communities & Shepway DC and David Plumstead	8/10/25
<u>100.78</u>	Vistry Homes Ltd v Secretary of State for Levelling Up, Housing and Communities and others Fairfax Acquisitions Ltd v Secretary of State for Levelling Up, Housing and Communities and others	8/10/25
<u>100.79</u>	Note from Swale Borough Council on the Local Development Scheme (LDS) for Highsted Inquiry 07/10/2025	8/10/25
<u>100.80</u>	Explanatory Note on Kent County Council’s Contributions	15/10/25
<u>100.81</u>	Explanatory Note on the Remediation of S278/S38 Works, Submitted by Kent County Council	15/10/25
<u>100.82</u>	Note on SANGS Requirement and Stones Farm	15/10/25

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Reference	Name of Document	Received
100.82.1	Appendices to Note on SANGS	15/10/25
100.82.2	Email from Swale Borough Council to Natural England on SANGS	17/10/25
100.82.3	Response from Natural England to Swale Borough Council	17/10/25
100.82.4	Note on Stones Farm from Town Legal on behalf of the Applicant to the Inspector	22/10/25
100.83	Note on Dukes Shaw, Bredgar, Submitted by the Five Parishes Group	16/10/25
100.84	Note on Chalk Streams, Submitted by the Five Parishes Group	16/10/25
100.85	NHS GP Ratios, Submitted by the Five Parishes Group	16/10/25
100.86	Agreed Note between Kent County Council and the Applicant on Commuted Sums	17/10/25
100.87	Letter from the NHS to Swale BC regarding acute care provision	17/10/25
100.88	Email from Town Legal on behalf of the Applicant responding to 100.83 and 100.84 from the Five Parishes Group	22/10/25
100.89	Agenda for the Round Table Discussion (27 and 28 October) on Section 106 Agreements (Session Three)	24/10/25
100.90.1	Email from Ben Gearing regarding Radfield House dated 22 October with attachments	24/10/25
100.90.2	Planning Decision Notice for Radfield House dated 8 November 2023	24/10/25
100.90.3	The proposed site plan	24/10/25
100.90.4	The Outline Boundary Plan	24/10/25
100.90.5	Note from Five Parishes regarding Radfield House	24/10/25
100.90.6	Report to Planning Committee – 12 January 2023	24/10/25
100.90.7	Overlay Map	24/10/25
100.91	Not used	28/10/25
100.92	Letter from Maples Teesdale dated 28 October on behalf of Trenport (East Hall Park Limited)	28/10/25
100.93	Agreed Note from SBC and the Applicants on Stones Farm Countryside Gap	28/10/25
100.94	Note of Stones Farm SANG (submitted by Five Parishes)	29/10/25
100.95	Transport Roads to be monitored and managed	29/10/25
		20/11/25

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Documents received after the Inquiry closed		
<u>100.96</u>	Email from Inspector 20 November 2025 to the parties regarding Highsted Park ODS and Illustrative masterplans	20/11/25
<u>100.97</u>	Letter from Matt Duigan Swale BC regarding the emerging Local Plan 12/1/26	12/1/26
<u>100.97.2</u>	Second Email from Matt Duigan Swale BC regarding the emerging Local Plan 12/1/26	12/1/26
<u>100.98.1</u>	Letter from Helen Whately MP, Member of Parliament for Faversham and Mid Kent to The Rt Hon Steve Reed OBE MP to the Secretary of State for Housing, Communities and Local Government Ministry of Housing, Communities and Local Government 6/1/26	8/1/26
<u>100.99.1</u>	Designation/adoption of a new heritage Conservation Area – from Swale Council 5 February 2026	5/2/26
<u>100.99.2</u>	Agenda Item 14 dated 4 th February 2026	5/2/26
<u>100.99.3</u>	Email from Swale Council regarding Bexon Court 11 February 2026	11/2/26
<u>100.99.4</u>	Five Parish Response to ID100.99.1 Bexon Conservation Area	4/3/26
<u>100.99.5</u>	Applicant's note on Bexon Court	27/2/26
<u>100.99.6</u>	Revised/corrected Conservation Area Statement	26/2/26
<u>100.100</u>	Email from Councillor Speed regarding Stones Farm	20/2/26
<u>100.100.1</u>	Five Parishes Comments on Stones Farm submission from The Action Group	27/2/26