



Ministry of Housing,
Communities &
Local Government

Jack Curnow
Town Legal LLP

Our Ref: APP/V2255/V/24/3355313
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Tom Cole
Montagu Evans LLP

Caroline Pieri
Swale Borough Council

18 August 2026

Sent by email only

Dear Jack Curnow, Tom Cole and Caroline Pieri,

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77

**APPLICATION A MADE BY QUINN ESTATES KENT LTD, G.H.DEAN & CO LTD,
ATWOOD FARMS LTD, ATWOOD TRUSTEES, AND AG KENT HOLDING BV
LAND TO THE SOUTH AND EAST OF SITTINGBOURNE, KENT (THE SOUTHERN
SITE) – REF 21/503914/EIOUT**

**APPLICATION B MADE BY QUINN ESTATES KENT LTD, G.H.DEAN & CO LTD
LAND TO THE WEST OF TEYNHAM, KENT (THE NORTHERN SITE) – REF
21/503906/EIOUT**

1. The Secretary of State is considering the report of the Inspector, Christina Downes Bsc DipTP MRTPI who held a public local inquiry between 11 March and 31 October 2025 into the above planning applications.
2. The Secretary of State notes that a package of material was published on 17 August 2026 which included the following:
 - Policy Paper: Creating a clear, rules-based planning system [Creating a clear, rules-based planning system - GOV.UK](#)
 - a new National Planning Policy Framework [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](#);
 - the government response to the National Planning Policy Framework: proposed reforms and other changes to the planning system consultation

Emma Hopkins, Decision Officer
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[National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#);

- the government response to the Reforms to the statutory consultee system consultation; [Reforms to the statutory consultee system: government response - GOV.UK](#); and
 - Housing Delivery Test (HDT) results for 2024 and 2025 and an updated HDT Rule Book [Housing Delivery Test - GOV.UK](#)
3. The Secretary of State has also received a letter dated 30 July 2026 from DHA and Appendices 1-5 included as **Annex A**.
 4. The Secretary of State takes the view that the information listed in paragraph 2 and 3 above includes new information which may be material to the applications before her.
 5. The purpose of this letter is to ensure that you are aware of this new material, and have the opportunity to submit written representations if you consider that it affects the case you put to the Inspector at the inquiry.
 6. The Secretary of State considers that a period of 3 weeks to submit representations is reasonable in the circumstances of this case. You are therefore asked to submit any representations you wish to make by email to PCC@communities.gov.uk by 8 September 2026.
 7. Please note that representations are invited on this issue to enable the Secretary of State to come to a fully informed decision, and this letter should not be read as any indication of her attitude towards the application schemes. Comments should be confined to any matters arising from this new material and should not seek to raise any other matters.
 8. The Secretary of State will circulate any responses she receives as a result of the above invitation, and will give parties time in which to make any further comments arising from the responses. For ease of circulation and to fulfil the Department's obligations relating to the General Data Protection Regulation, please do not provide hand written signatures (or copies of) on any responses.
 9. A copy of this letter is also being sent to Teynham and Highsted Community Action Group, National Highways, Kent County Council, Five Parishes Group and The Duchy of Cornwall. If these parties wish to submit comments in response to this letter and enclosures, they should do so within the timescale set out above.

Yours faithfully,

Emma Hopkins

Authorised to consult with parties on behalf of the Secretary of State