



Ministry of Housing,
Communities &
Local Government

Matt Speed
Town Legal LLP

Ian Harrison
Swale Borough Council

Sent by email only

Our ref: APP/V2255/V/24/3355313
APP/V2255/V/24/3355314

Your ref: 21/503914/EIOUT
21/503906/EIOUT

11 September 2026

Dear Matt Speed and Ian Harrison,

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. Further to our letter of 18 August 2026 inviting written representations on matters in respect of the above applications, please see attached responses received from the following parties:
 - a. Hayley Steel, Clerk to Teynham Parish Council, on behalf of the Teynham and Highsted Community Action Group (letter dated 7 September 2026 enclosed in email of same date);
 - b. Ian Harrison (Swale Borough Council) (cover letter dated 8 September 2026 and other documents enclosed in email of the same date);
 - c. Matt Speed on behalf of the Applicants (response enclosed in email dated 8 September 2026);
 - d. Kevin Bown (National Highways) (email dated 8 September 2026);

Emma Hopkins, Decision Officer
Ministry of Housing Communities & Local Government
Planning Casework Unit
3rd Floor Fry Building
2 Marsham Street
London SW1P 4DF

PCC@communities.gov.uk

- e. Matthew Stimson on behalf of Kent County Council (letter of 8 September 2026 enclosed in email of the same date);
 - f. Monique Bonney (Five Parishes Group) (letter dated 8 September 2026 and other documents enclosed in email of the same date).
- 2. The parties to whom this letter is addressed, and copyees as listed below are invited to provide comments on these representations. Please note that any replies received will be copied to the other parties.
 - 3. 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.

Timescales

- 4. The Secretary of State considers that a period of 2 weeks to submit responses is reasonable in the circumstances of this case. You are therefore asked to submit any comments you wish to make by email to PCC@communities.gov.uk by Friday 25 September 2026.

Variation of timetable

- 5. Given the detailed nature of the representations that have been provided, and the need to give parties sufficient opportunity to respond, the Secretary of State considers that more time is needed for full consideration of the applications.
- 6. The Secretary of State therefore considers that she will not be in a position to reach a decision on the above applications by 30 September 2026, as previously notified. In exercise of the power conferred on her by paragraph 6(2) of Schedule 2 to the Planning and Compulsory Purchase Act 2004, the Secretary of State hereby gives notice that she has varied the timetable for her decision which was previously set, and she will now issue her decision on or before 12 November 2026.

Yours faithfully,

Emma Hopkins

**Decision officer
Planning Casework Unit**

Authorised to consult with parties and to vary timetable on behalf of the Secretary of State

Copied to

Teynham and Highsted Community Action Group
National Highways
Kent County Council
The Duchy of Cornwall
Five Parishes Group