

Emma Hopkins

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Please ask for: Ian Harrison
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Our Ref: IH/HP
Your Ref:
Date: 08/09/2026

Dear Emma

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

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

I write in response to your letter of 18th August 2026 with respect to the abovementioned planning applications and the public local inquiry that was referred to in that letter.

Your letter has provided the opportunity to submit a written representation to address the implications of the package of material that was detailed within that letter and at Annex A of that letter. The Council will gratefully take this opportunity and, to that end has prepared the documents that are annexed to this letter. This amounts to:

- 1) Annex 1 –Response to the Package of Materials that were published on 17 August 2026 (Excluding the August 2026 NPPF) for Applications A and B.
- 2) Annex 2 – Response to the NPPF (August 2026) – Application A.
- 3) Annex 3 – Response to the NPPF (August 2026) – Application B.
- 4) Annex 4 – Response to the letter dated 30th July 2026 from DHA.

The Council's position with respect to the August 2026 iteration of the NPPF is set out in Annexes 2 and 3. The Council notes and shares the overall positivity of the NPPF towards development and meeting housing and economic growth objectives of the Government, as demonstrated by the positive approach to development that is envisaged by the Council's emerging Local Plan. However, it remains the case that the position of the Council is that planning permission should be refused.

It has been suggested during the Inquiry that Swale Borough Council has stopped planning. The response to the DHA letter that is provided at Annex 4 clearly demonstrates that this is not the case. The Council has developed an emerging Local Plan that it considers to provide a robust basis for delivering housing and economic growth in a sustainable manner. The deliverability of that plan is evident by virtue of the fact that there is a resolution to grant planning permission in place for both of the strategic developments that are envisaged by that emerging Local Plan.

Yours sincerely,

Ian Harrison

Ian Harrison
Planning Manager (Planning Applications)