

Core Documents List

Core Documents List

Land at Moat Road, Headcorn, Maidstone

LPA REF: 23/504471/OUT

APPEAL REF: APP/U2235/W/24/3351435

Last updated: [V4 04/02/2025](#)

Core Documents List

| Ref Number 'CD' | Document Title | Date Adopted/ Published/ Submitted | Author | Comments | Application Document Number (If Relevant) |
|---|---|------------------------------------|-------------------------------|-----------------|---|
| CD1 Application Documents & Plans in support of conditions and obligations | | | | | |
| Plans in support of conditions and obligations | | | | | |
| 1.1 | Site Location Plan | 02/10/2023 | Thrive Architects Ltd | | Drawing 01c |
| 1.2 | Amendment Framework Plan | 28/03/2024 | Thrive Architects Ltd | | FWP-01 MP-01 Rev A5 |
| 1.3 | Existing Site Layout Plan | 02/10/2023 | Catesby Estates Plc | Demolition Plan | Drawing 11 |
| 1.4 | Proposed Highway and Footway Scheme | 16/10/2023 | David Tucker Associates (DTA) | | 20472-03 Rev D |
| 1.5 | Site Access Vehicle Tracking | 16/10/2023 | David Tucker Associates | | 20472-03-1 Rev D |
| 1.6 | Visibility Splays | 16/10/2023 | David Tucker Associates | | 20472-03-2 Rev E |
| 1.7 | Visibility Splays (With Highway Boundary) | 16/10/2023 | David Tucker Associates | | 20472-03-3 Rev E |
| Documents in support of conditions and obligations | | | | | |
| 1.8 | Design and Access Statement | 10/10/2023 | Thrive Architects Ltd | | - |
| 1.9 | Design and Access Statement Addendum | 28/03/2024 | Thrive Architects Ltd | | - |
| 1.10 | Planning Statement | 02/10/2023 | Savills | | - |
| 1.11 | Heritage and Archaeological Assessment (5 parts) | 19/09/2023 | Pegasus Group | | P21-3568 |
| 1.12 | Heritage Note | 18/01/2024 | Pegasus Group | | P21-3568 |
| 1.13 | Biodiversity Net Gain Assessment | 02/10/2023 | Aspect Ecology | | 6196 BNGA 2023 vf |
| 1.14 | Biodiversity Metric Calculation Tool | 10/10/2023 | Aspect Ecology | | - |
| 1.15 | Ecological Assessment | 02/10/2023 | Aspect Ecology | | 6196 EcoAp vf4 |
| 1.16 | Great Crested Newt Licence and Map (2 parts) | 25/04/2024 | Aspect Ecology | | DLL-ENQ-KENT-00320 |
| 1.17 | Outline Bat Mitigation Strategy | 18/03/2024 | Aspect Ecology | | - |
| 1.18 | Ecology Letter | 15/12/2023 | Aspect Ecology | | 1006196 006 let mg |
| 1.19 | Flood Risk Assessment Letter | 19/12/2023 | RSK LDE Ltd. | | 680350-R1(5) - FRA |
| 1.20 | Amended Flood Risk Assessment & Surface Water Drainage Strategy (2 Parts) | 12/2023 | RSK LDE Ltd. | | 680350-R1(5)-FRA |
| 1.21 | Preliminary Foul Drainage & Utilities Assessment (4 parts) | 12/2023 | RSK LDE Ltd. | | 890633R1 (1) |
| 1.22 | Drainage Letter Response to Kent County Council | 15/02/2024 | RSK LDE Ltd. | | - |

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|--|--|------------|---|--|-----------------------------------|
| 1.23 | Air Quality Assessment | 09/2023 | RSK Environment Ltd | | 444627 01 02 |
| 1.24 | Lighting Impact Assessment | 11/09/2023 | RSK Environment Ltd | | 713965R01 |
| 1.25 | Letter responding to The Upper Medway Internal Drainage Board | 21/12/2023 | RSK LDE Ltd. | | 680350-R1(5) – FRA UMIDB Response |
| 1.26 | Noise Assessment Report | 11/09/2023 | RSK Acoustics Ltd | | 2060674 - RSK - RP - 001 04 |
| 1.27 | Landscape and Visual Impact Assessment (6 parts) | 26/09/2023 | The Environmental Dimension Partnership Ltd | | edp5739 r002e |
| 1.28 | Landscape and Visual Impact Assessment Document (3 parts) | 22/02/2024 | The Environmental Dimension Partnership Ltd | | edp5739_r002f |
| 1.29 | Rebuttal to JFA Planning Review of the EDP LVIA | 18/01/2024 | The Environmental Dimension Partnership Ltd | | edp5739_r003 |
| 1.30 | GRM Letter r.e Mineral Assessment | 29/04/2021 | GRM Development Solutions Ltd | | P969720210506 Issue MRA2 DA&BP |
| 1.31 | Headcorn SCI Updated | 09/2023 | Catesby Estates Plc | | - |
| 1.32 | Photos of Existing Buildings to be Demolished | 10/10/2023 | Savills / Catesby Estates Plc | | - |
| 1.33 | Transport Assessment | 25/09/2023 | David Tucker Associates | | DN/RT/2047204d |
| 1.34 | Travel Plan | 25/09/2023 | David Tucker Associates | | DN/RT/20472 05b |
| 1.35 | Highway Technical Note | 21/12/2023 | David Tucker Associates | | DN\RT\20472-10a Technical Note 2 |
| 1.36 | Arboricultural Impact Assessment Including: <ul style="list-style-type: none"> • Tree Constraints Plan • Tree Survey Schedule • Tree Protection Plan | 09/2023 | Aspect Arboriculture | | 11247 AIA 001 Rev A |
| 1.37 | Email from Agent | 21/12/2023 | Savills | | - |
| 1.38 | Bat Emergence Surveys: Building B4 | 07/08/2024 | Aspect Ecology | | 1006196 TN3 |
| 1.39 | Building A Condition Survey Report | 07/08/2024 | Shore Associates Ltd | | SAL - 1099 |
| 1.40 | Topographical Survey | 24/01/2022 | Greenhatch Group | | 42824 T Rev 0 |
| CD2 Other Application Documents & Plans | | | | | |
| Other Plans (For Information Purposes) | | | | | |

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|---|--|------------|------------------------------|-------------------|---------------------------|
| 2.1 | Illustrative Sketch Layout Masterplan | 28/03/2024 | Thrive Architects Ltd | | SKMP-01 Rev A5 |
| 2.2 | Illustrative Shelter Floor Plans and Elevations | 28/03/2024 | Thrive Architects Ltd | | THS-01 Rev A |
| 2.3 | Illustrative Street Scenes: Rural Edge, Main Street, Core, Rural | 02/10/2023 | Thrive Architects Ltd | | SS-01/02/03/04 Rev P3 |
| 2.4 | Illustrative Open Space Performance Plan | 02/09/2024 | Catesby Estates Plc | | Drawing 15d |
| 2.4a | Illustrative Open Space Performance Plan | 24/01/2025 | Catesby Estates Plc | Supersedes CD 2.4 | Drawing 15g |
| Other Documents (For Information Purposes) | | | | | |
| 2.5 | Covering Letter – Proposed amendments | 28/03/2024 | Savills | | |
| 2.6 | Amended Application Form Redacted | 13/10/2023 | Savills | | |
| 2.7 | CIL Form 1 | 11/10/2023 | Savills | | |
| 2.8 | Serve Notice Letter – Kent County Council | 28/09/2023 | Savills | | |
| 2.9 | Serve Notice Letter – Coomers | 28/09/2023 | Savills | | |
| 2.10 | Statement of Community Involvement | 11/10/2023 | Catesby Estates Plc | | |
| 2.11 | Planning Performance Agreement | 01/09/2023 | Catesby Estates Plc / MBC | | |
| 2.12 | Road Safety Audit | 09/10/2023 | David Tucker Associates | | |
| CD3 Key consultation responses | | | | | |
| 3.1 | Environmental Protection Team Mid Kent Environmental Health | 16/11/2023 | MBC - Environmental Services | | |
| 3.2 | Environmental Protection Team Mid Kent Environmental Health | 23/01/2024 | MBC - Environmental Services | | |
| 3.3 | Kent Police | 20/10/2024 | Kent Police | | 23/504471/OUT/AH.1/MA-585 |
| 3.4 | Kent Police | 03/01/2024 | Kent Police | | |
| 3.5 | Kent Police | 04/04/2024 | Kent Police | | |
| 3.6 | Active Travel England (ATE) | 13/11/2023 | ATE | | |
| 3.7 | Active Travel England | 03/01/2024 | ATE | | |
| 3.8 | Active Travel England | 04/04/2024 | ATE | | |
| 3.9 | Environment Agency (EA) | 02/11/2023 | EA | | KT/2023/131124/01-L01 |
| 3.10 | Environment Agency | 04/04/2023 | EA | | |
| 3.11 | Headcorn Parish Council | 18/01/2024 | HPC | | |
| 3.12 | Headcorn Parish Council | 17/04/2024 | HPC | | |

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| 3.13 | Housing & Communities Team at Maidstone Borough Council (MBC) | 05/12/2023 | MBC | | |
| 3.14 | Housing & Communities Team at Maidstone Borough Council (MBC) | 08/04/2024 | MBC | | |
| 3.15 | Kent County Council (KCC) Archaeology | 10/11/2023 | KCC | | |
| 3.16 | Kent County Council Archaeology | 06/03/2024 | KCC | | |
| 3.17 | Kent County Council Development Investment Team | 09/11/2023 | KCC | 3 Appendices | |
| 3.18 | Kent County Council Development Investment Team | 22/01/2024 | KCC | | |
| 3.19 | Kent County Council Flood Risk and Drainage | 08/11/2023 | KCC | | |
| 3.20 | Kent County Council Flood Risk and Drainage | 25/01/2024 | KCC | | |
| 3.21 | Kent County Council Flood Risk and Drainage | 18/03/2024 | KCC | | |
| 3.22 | Kent County Council Flood Risk and Drainage | 23/04/2024 | KCC | | |
| 3.23 | Kent County Council Biodiversity Officer | 14/11/2023 | KCC | | |
| 3.24 | Kent County Council Biodiversity Officer | 18/01/2024 | KCC | | |
| 3.25 | Kent County Council Biodiversity Officer | 09/04/2024 | KCC | | |
| 3.26 | Kent County Council Highways & Transportation | 08/11/2023 | KCC | | |
| 3.27 | Kent County Council Highways & Transportation | 09/01/2024 | KCC | | |
| 3.28 | Kent County Council Minerals and Waste Planning Officer | 02/11/2023 | KCC | | |
| 3.29 | Kent County Council Minerals and Waste Planning Officer | 10/01/2024 | KCC | | |
| 3.30 | Kent County Council Minerals and Waste Planning Officer | 19/04/2024 | KCC | | |
| 3.31 | Kent County Council Public Rights of Way | 07/11/2023 | KCC | 2 Appendices | |
| 3.32 | Kent County Council Public Rights of Way | 12/01/2024 | KCC | | |

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| 3.33 | Kent County Council Public Rights of Way | 25/04/2024 | KCC | | |
| 3.34 | Maidstone Borough Council (MBC) Parks & Open Spaces Team | 01/11/2023 | MBC | | |
| 3.35 | Natural England (NE) (3 parts) | 08/11/2023 | NE | 2 Appendices | |
| 3.36 | Natural England | 17/01/2024 | NE | | |
| 3.37 | Natural England | 15/04/2024 | NE | | |
| 3.38 | SGN Plant Location Team | 04/04/2024 | SGN | | |
| 3.39 | Southern Water (SW) | 07/11/2023 | SW | 1 Appendix | DSA000028297 |
| 3.40 | Southern Water | 17/01/2024 | SW | 1 Appendix | DSA000030312 |
| 3.41 | Southern Water | 17/04/2024 | SW | 1 Appendix | DSA000033083 |
| 3.42 | Upper Medway Internal Drainage Board | 1/11/2023 | Medway IDB | | |
| 3.43 | Upper Medway Internal Drainage Board | 11/01/2024 | Medway IDB | | |
| 3.44 | Upper Medway Internal Drainage Board | 22/01/2024 | Medway IDB | | |
| 3.45 | Mid Kent Environmental Health | 7/11/2024 | MBC | | |
| 3.46 | Headcorn Parish Council | 12/11/2024 | HPC | | |
| 3.47 | Email correspondence between KCC and DTA | 22/1/2025 | KCC/DTA | | |
| 3.48 | MBC Conservation Officer | 21/10/2023 | MBC | | |
| 3.49 | MBC Conservation Officer | 08/04/2024 | MBC | | |
| CD4 Determination documents | | | | | |
| 4.1 | Decision Notice | 29/04/2024 | MBC | | |
| 4.2 | Officers Report | 29/04/2024 | MBC | | |
| CD5 Appeal documents | | | | | |
| Statements of Case (SoC) | | | | | |
| 5.1 | Appellant SoC (and 6 Appendices) | 06/09/2024 | Savills | | |
| 5.2 | LPA SoC | 18/11/2024 | MBC | | |
| Case Management Conference / Pre-Inquiry Meeting | | | | | |
| 5.3 | CMC Agenda | n.d. | PINS | | |
| 5.4 | Post CMC Note | 16/12/2024 | PINS | | |
| Statement of Common Grounds (SoCG) | | | | | |
| 5.5 | Heritage SoCG FINAL | 20/01/2025 | Pegasus Group / MBC | | |
| 5.6 | Landscape SoCG FINAL | 20/01/2025 | The Environmental Dimension Partnership Ltd / MBC | | |

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| 5.7 | Transport SoCG FINAL | 20/01/2025 | DTA / MBC | | |
| 5.8 | Planning SoCG FINAL | 21/01/2025 | Savills / MBC | | |
| S106 Planning Obligation and Planning Conditions | | | | | |
| 5.9 | DRAFT Conditions V1 | 29/01/2025 | Savills / MBC | | |
| CD6 Development Plan policies | | | | | |
| 6.1 | <p>Maidstone Borough Local Plan Review 2021-2038</p> <ul style="list-style-type: none"> ▪ LPRSS1: Maidstone Borough Spatial Strategy ▪ LPRSP6: Rural Service Centres ▪ LPRSP6(c): Headcorn ▪ LPRSP9: Development in the Countryside ▪ LPRSP10: Housing ▪ LPRSP10(A): Housing Mix ▪ LPRSP10(B): Affordable Housing ▪ PRSP12: Sustainable Transport ▪ LPRSP13: Infrastructure Delivery ▪ LPRSP14: The Environment ▪ LPRSP14(A): Natural Environment ▪ LPRSP14(B): The Historic Environment ▪ LPRSP14(C): Climate Change ▪ LPRSP15: Principles of Good Design ▪ LPRQD2: External Lighting ▪ LPRENV1: Development Affecting Heritage Assets ▪ LPRINF1: Publicly accessible open space and recreation ▪ LPRSA310 | 20/03/2024 | MBC | | |
| 6.2 | <p>Maidstone Borough Local Plan 2017</p> <ul style="list-style-type: none"> ▪ SS1: Maidstone borough spatial strategy | 25/10/2017 | MBC | | |

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| | <ul style="list-style-type: none"> ▪ SP17: Countryside ▪ SP18: Historic Environment ▪ SP23: Sustainable Transport ▪ DM1: Principles of good design ▪ DM4: Development affecting designated and non-designated heritage assets ▪ DM8: External lighting ▪ DM19: Open space and recreation ▪ DM30: Design principles in the countryside ▪ ID1: Infrastructure Delivery | | | | |
| CD7 Supplementary Planning Documents (SPDs) | | | | | |
| 7.1 | Affordable and Local Needs Housing SPD | 07/2020 | MBC | | |
| 7.2 | Kent Design Guide | 2008 | KCC | | |
| 7.3 | Kent & Medway Structure Plan 2006: SPG4 Vehicle Parking Standards | 07/2006 | KCC | | |
| 7.4 | Kent Design Guide Review: Interim Guidance Note 3-Residential Parking | 20/11/2008 | KCC | | |
| 7.5 | The Kent Design Guide: Making it Happen – public transport | 02/2007 | KCC | | |
| 7.6 | Maidstone Building for Life 12 | 2018 | MBC | | |
| 7.7 | Air Quality Planning Guidance | 11/2017 | MBC | | |
| 7.8 | Public Art Guidance | 11/2017 | MBC | | |
| CD8 Other Local Planning Guidance | | | | | |
| 8.1 | Inspector's Final Report on the Examination of Maidstone's Local Plan Review | 08/03/2024 | PINS | | |
| 8.2 | Draft Strategic Land Availability Assessment (SLAA) | 12/2020 | MBC | | |
| 8.3 | Sustainability Appraisal of Local Plan Review | 09/2021 | MBC | | |
| 8.4 | Maidstone Landscape Capacity Study Site Assessment | 01/2015 | MBC | | |
| 8.4a | Maidstone Landscape Capacity Study Sensitivity Assessment | 01/2015 | MBC | | |

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| 8.5 | Maidstone Regulation 18b Local Plan | 12/2020 | MBC | | |
| 8.6 | Maidstone Regulation 19 Local Plan | 10/2021 | MBC | | |
| 8.7 | Housing Trajectory with Annual Completions | n.d. | MBC | | |
| 8.8 | Maidstone Settlement Hierarchy Study Review | 07/2021 | MBC | | |
| 8.9 | SLAA Update and Appendix A | 09/2021 | MBC | | |
| 8.9a | Extract of SA310 from Appendix A of the SLAA Update | 09/2021 | MBC | | |
| 8.10 | Habitats Regulations Assessment Addendum | 03/2022 | MBC | | |
| 8.11 | Habitats Regulations Assessment with Appropriate Assessment (Regulation 19) | 09/2021 | MBC | | |
| 8.12 | Housing Topic Paper | 06/2020 | MBC | | |
| 8.13 | Spatial Strategy Topic Paper | n.d. | MBC | | |
| 8.14 | Maidstone Heritage Asset Assessment | 03/2021 | MBC | | |
| 8.15 | Strategic Flood Risk Assessment Level 1 update and Level 2 (Appendices) | 08/2020 | MBC | | |
| 8.16 | Sustainability Appraisal Scoping Report | 01/2019 | MBC | | |
| 8.17 | Sustainability Appraisal of the Topic Paper | 08/2020 | MBC | | |
| 8.18 | Sustainability Appraisal of the Options for Spatial Strategy | 11/2020 | MBC | | |
| 8.19 | Interim Sustainability Appraisal of Regulation 18b Consultation | 11/2020 | MBC | | |
| 8.20 | Housing Strategy Topic Paper (Regulation 18) | 06/2020 | MBC | | |
| 8.21 | Maidstone Landscape Character Assessment Supplement | 2012 | MBC | | |
| 8.22 | Maidstone Landscape Character Assessment | 19/07/2013 | MBC | | |
| 8.23 | Green & Blue Infrastructure Strategy | 06/2016 | MBC | | |
| 8.24 | Schedule of Main Modifications | 09/2023 | MBC | | |
| 8.25 | Headcorn Conservation Area | 11/2024 | MBC | | |

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| | Appraisal and Management Plan | | | | |
| 8.26 | Inspector's Stage 1 Matters, Issues and Questions (MIQs) for the Maidstone Local Plan Review Examination | 07/07/2022 | PINS | | |
| 8.27 | Inspector's Stage 2 Matters, Issues and Questions (MIQs) for the Maidstone Local Plan Review Examination | 05/02/2023 | PINS | | |
| 8.28 | Maidstone Borough Local Plan Adoption Statement | 20/03/2024 | MBC | | |
| 8.29 | Housing Land Supply Position 2024 | 01/2025 | MBC | | |
| 8.30 | Housing Delivery Report | 01/2025 | MBC | | |
| 8.31 | Environment Topic Paper | 06/2020 | MBC | | |
| 8.32 | Transport and Air Quality Topic Paper | 06/2020 | MBC | | |
| 8.33 | Integrated Transport Strategy | 09/2021 | MBC | | |
| 8.34 | Integrated Transport Strategy Addendum | 09/2021 | MBC | | |
| 8.35 | Maidstone Settlement Hierarchy Review Settlement Details Annex | 07/2021 | MBC | | |
| 8.36 | Draft Maidstone Local Cycling Walking Infrastructure Plan | 11/2024 | AECOM on behalf of MBC | | |
| 8.37 | MBC response to Stage 2 MIQs for Headcorn | n.d. | MBC | | |
| 8.38 | Inspector's Letter to MBC post Stage 2 Local Plan Hearing Sessions | 05/06/2023 | PINS | | |
| 8.39 | MBC Strategic Housing Market Assessment (SHMA) | 05/2021 | MBC | | |
| 8.40 | MBC Authority Monitoring Report 2023-2024 | 01/2025 | MBC | | |
| CD9 Neighbourhood Plan Guidance | | | | | |
| 9.1 | Draft Headcorn Neighbourhood Plan | 02/2024 | HPC | Submitted for Examination | |
| 9.2 | Letter from the Headcorn Neighbourhood Plan Examiner | 19/09/2024 | Intelligent Plans and examinations | | |
| 9.3 | Response from Headcorn Parish Council to Examiner's Questions | 10/2024 | HPC | | |
| CD10 National Policy and Guidance | | | | | |

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|-------|---|---|--|---------------------------|--|
| 10.1 | National Planning Policy Framework | 12/12/2024 | MHCLG | | |
| 10.2 | National Design Guide | 01/2021 | MHCLG | | |
| 10.3 | National Model Design Code (2 parts) | 01/2021 | MHCLG | | |
| 10.4 | Written Ministerial Statement – Angela Rayner | 30/07/2024 | MHCLG | | |
| 10.5 | Manual for Streets (2 parts) | 2007 | Department for Transport | | |
| 10.6 | Manual for Streets 2 | 09/2010 | Chartered Institute of Highways and Transportation | | |
| 10.7 | Landscape Institute’s Guide for Landscape and Visual impact Assessment V3 | 17/04/2013 | Landscape Institute and IEMA | | |
| 10.8 | Landscape Institute Technical Guidance Note TGN 02-21 – Assessing landscape value outside national designations | 26/05/2021 | Landscape Institute | | |
| 10.9 | Planning and Compulsory Purchase Act 2004 (as amended) (2 parts) | 13/05/2004 | MHCLG | Sections 19 and 20 | |
| 10.10 | The Town and Country Planning (Local Planning) (England) Regulations 2012 (As amended) | 06/04/2012 | MHCLG | Sections TBC | |
| 10.11 | Written Ministerial Statement – Matthew Pennycook | 12/12/2024 | MHCLG | | |
| 10.12 | The Building Regulations – Fire Safety Approved Document B | 2019 Edition incorporating 2020 and 2022 amendments | MHCLG | Volume 1 | |
| 10.13 | The Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended) | 24/05/2024 | MHCLG | | |
| 10.14 | BS 7913:2013 Guide to the conservation of historic buildings. | 12/2013 | British Standards Institution | | |
| 10.15 | The Environmental Assessment of Plans and Programmes Regulations 2004 (As amended) | 20/07/2004 | MEHLG | Section 12 and Schedule 2 | |
| 10.16 | Town and Country Planning Act 1990 (as amended) | 24/05/1990 | MHCLG | Section 78 | |

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| 10.17 | Procedural Guide: Planning appeals – England | 17/09/2024 | PINS | | |
| CD11 Relevant Appeal Decisions | | | | | |
| 11.1 | Land South of Ashford Road, Harrietsham, Maidstone (APP/U2235/W/3316703) | 29/05/2024 | PINS | | |
| 11.2 | Land west of Northdown Business Park, Ashford Road, Lenham (Appeal A: APP/U2235/W/22/3302571 and Appeal B Ref: APP/U2235/W/23/3323246) | 16/10/2023 | PINS | | |
| 11.3 | Land North & South of Kenward Road, Yalding, ME18 6JP (APP/U2235/W/24/3344070) | 11/12/2024 | PINS | | |
| 11.4 | Land east of Albion Road and north of Copper Lane, Marden, TN12 9EG, (APP/U2235/W/24/3346817) | 20/12/2024 | PINS | | |
| 11.5 | Land at Broomhill/Brislington Meadows, Broomhill Road, Bristol BS4 4UD | 17/04/2023 | PINS | | |
| CD12 Relevant Legal Materials | | | | | |
| 12.1 | Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137 | 18/02/2014 | Court of Appeal | | |
| 12.2 | Jones v Mordue [2015] EWCA Civ 1243 | 03/12/2015 | Court of Appeal | | |
| 12.3 | Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697 | 18/07/2018 | Court of Appeal | | |
| 12.4 | R DCLG and Nuon UK Ltd v. Bedford Borough Council [2013] EWHC 2847 (Admin) | 26/07/2013 | High Court | | |
| 12.5 | R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin) | 12/06/2014 | High Court | | |
| 12.6 | Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061 | 04/11/2016 | Court of Appeal | | |
| 12.7 | Shadwell Estates Ltd v Breckland DC and Pigeon (Thetford) Ltd [2013] | 11/01/2013 | High Court | | |

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| | EWHC 12 (Admin) | | | | |
| 12.8 | Visao v Secretary of State [2019] EWHC 276 (Admin) | 14/02/2019 | High Court | | |
| 12.9 | Swainsthorpe Parish Council v Norfolk CC [2021] EWHC 1014 (Admin) | 23/04/2021 | High Court | | |
| 12.10 | Smith v East Elloe Rural District Council [1956] AC 736 | 14/05/1956 | House of Lords | | |
| 12.11 | Cawrey Limited vs Secretary of State [2016] EWHC 1198 (Admin) | 23/05/2016 | High Court | | |
| Topic Specific Documents e.g. Landscape etc | | | | | |
| CD13 Planning / General | | | | | |
| 13.1 | Representations to the Maidstone Borough Council Regulation 18a Local Plan Consultation | 09/2019 | Savills | | |
| 13.2 | Representations to the Maidstone Borough Council Regulation 18b Local Plan Consultation (and Appendices) | 12/2020 | Savills | | |
| 13.3 | Representations to the Maidstone Borough Council Regulation 19 Local Plan Consultation (and Appendices) | 12/2021 | Savills | | |
| 13.4 | Hearing Statement for Matter 7 Issue 1 (and Appendices) | 03/2023 | Savills | | |
| 13.5 | Meeting Minutes February 2024 | 22/02/2024 | Savills | Meeting held between MBC, Savills & Catesby Estates Plc | |
| 13.6 | Email from Case Officer April 2024 | 15/04/2024 | MBC | | |
| 13.7 | Live Table 600: Number of households on local authority housing registers (waiting lists) | 05/12/2024 | MHCLG | | |
| 13.8 | Kent County Council response to Maidstone Local Plan Review – Regulation 19 consultation | n.d. | KCC | | |
| CD14 Heritage | | | | | |
| 14.1 | Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in | 07/2015 | Historic England | | |

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| | the Historic Environment | | | | |
| 14.2 | Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2 nd Edition) | 22/12/2017 | Historic England | | |
| 14.3 | Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 | 10/2019 | Historic England | | |
| 14.4 | Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment | 04/2008 | English Heritage | | |
| 14.5 | Heritage Statement for Listed Building Consent Application | 10/2023 | Pegasus | | |
| 14.6 | Listed Building Consent Officer's Report | 08/02/2024 | MBC | | |
| 14.7 | Listed Building Consent Decision Notice | 08/02/2024 | MBC | | |
| 14.8 | Historic England Guidance: Curtilage Listed - Advice Note 10 | 21/02/2018 | Historic England | | |
| 14.9 | Planning Practice Guidance – Historic environment | 23/07/2019 | MHCLG | | |
| 14.10 | Kent Downs AONB Farmsteads Guidance | 2012 | KCC | | |
| 14.11 | Historic England Guidance on Farmsteads | 2021 | Historic England | | |
| 14.12 | Historic Farmsteads: Preliminary Character Statement – South East region (3 parts) | 10/08/2006 | Historic England | | |
| 14.13 | National Farm Building Types | 02/10/2014 | Historic England | | |
| 14.14 | National Farmsteads Character Statement | 02/10/2024 | Historic England | | |
| CD15 Highways | | | | | |
| 15.1 | Guidelines for Providing for Journeys on Foot | 2000 | The Institution of Highways & Transportation | | |
| 15.2 | Active Travel England Standing Advice Note – Active Travel & Sustainable Development | 06/2024 | Active Travel England | | |

Core Documents List

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|-------------------------------------|---|------------|--------------------------|--|---------------|
| 15.3 | Cycle Infrastructure Design – Local Transport Note 1/20 | 07/2020 | Department for Transport | | |
| CD 16 Landscape & Design | | | | | |
| 16.1 | Landscape and Visual Technical Note | 24/05/2019 | EDP | | edp5739_r001A |
| 16.2 | Visual Representation of Development Proposals | 17/09/2019 | Landscape Institute | | |

Core Documents List

Inquiry Documents (Documents/Plans submitted between 30 January 2025 and **XX** 2025)

[For use during the Inquiry process, post exchange of evidence]

| ID1 Further Representations / Submissions | | | | |
|--|-----------------------|-------------|---------------|-----------------|
| ID Number | Document Title | Date | Author | Comments |
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| ID2 Proofs of Evidence and Summaries | | | | |
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