

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: [V10 28/02/2025](#)**

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Core Documents List

Ref Number 'CD'	Document Title	Date Adopted/ Published/ Submitted	Author	Comments	Application Document Number (If Relevant)
<b>CD1 Application Documents &amp; Plans in support of conditions and obligations</b>					
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1.3	Existing Site Layout Plan	02/10/2023	Catesby Estates Plc	Demolition Plan – Superseded by CD1.3a	Drawing 11
1.3a	Existing Site Layout Plan	24/02/2025	Catesby Estates Plc	Demolition Plan	Drawing 11a
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	21/01/2025	David Tucker Associates		20472-03-2 Rev E
1.7	Visibility Splays (With Highway Boundary)	21/01/2025	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	12/2023	RSK LDE Ltd.		890633R1 (1)

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	Assessment (4 parts)				
1.22	Drainage Letter Response to Kent County Council	15/02/2024	RSK LDE Ltd.		-
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 removed or dismantled in situ	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"> <li>• Tree Constraints Plan</li> <li>• Tree Survey Schedule</li> <li>• Tree Protection Plan</li> </ul>	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 Report2.7	07/08/2024	Shore Associates Ltd		SAL - 1099

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1.40	Topographical Survey	24/01/2022	Greenhatch Group		42824_T Rev 0
<b>CD2 Other Application Documents &amp; Plans</b>					
Other Plans (For Information Purposes)					
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		
<b>CD3 Key consultation responses</b>					
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

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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		
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	07/11/2023	KCC	2 Appendices	

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	Way				
3.32	Kent County Council Public Rights of Way	12/01/2024	KCC		
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		
<b>CD4 Determination documents</b>					
4.1	Decision Notice	29/04/2024	MBC		
4.2	Officers Report	29/04/2024	MBC		
<b>CD5 Appeal documents</b>					
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		

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5.6	Landscape SoCG FINAL	20/01/2025	The Environmental Dimension Partnership Ltd / MBC		
5.7	Transport SoCG FINAL	20/01/2025	DTA / MBC		
5.8	Planning SoCG FINAL	21/01/2025	Savills / MBC		
<b>S106 Planning Obligation and Planning Conditions</b>					
5.9	DRAFT Conditions V1	29/01/2025	Savills / MBC	Superseded by CD5.11	
5.10	DRAFT Conditions V2	11/02/2025	Savills / MBC	Track Changes Removed. Superseded by CD5.11	
5.11	DRAFT Conditions V3 – Clean	18/02/2025	Savills / MBC	Superseded by CD5.14	
5.12	DRAFT Conditions V3 – Track Changes	18/02/2025	Savills / MBC	Superseded by CD5.15	
5.13	DRAFT S106 (and 2 Appendices)	19/02/2025	Catesby Estates Plc / MBC	Superseded by CD5.16	
5.14	Final Conditions V4 – Clean	21/02/2025	Savills / MBC	Superseded by ID1.7	
5.15	Final Conditions V4 – Track Changes	21/02/2025	Savills / MBC	Superseded by ID1.7	
5.16	S106 Engrossment	21/02/2025	Catesby Estates Plc / MBC		
5.17	CIL Compliance Statement	29/01/2025	MBC	Superseded by CD18	
5.18	CIL Compliance Statement	27/02/2025	MBC		
<b>CD6 Development Plan policies</b>					
6.1	<p>Maidstone Borough Local Plan Review 2021-2038</p> <ul style="list-style-type: none"> <li>▪ LPRSS1: Maidstone Borough Spatial Strategy</li> <li>▪ LPRSP6: Rural Service Centres</li> <li>▪ LPRSP6(c): Headcorn</li> <li>▪ LPRSP9: Development in the Countryside</li> <li>▪ LPRSP10: Housing</li> <li>▪ LPRSP10(A): Housing Mix</li> <li>▪ LPRSP10(B): Affordable Housing</li> </ul>	20/03/2024	MBC		

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	<ul style="list-style-type: none"> <li>▪ PRSP12: Sustainable Transport</li> <li>▪ LPRSP13: Infrastructure Delivery</li> <li>▪ LPRSP14: The Environment</li> <li>▪ LPRSP14(A): Natural Environment</li> <li>▪ LPRSP14(B): The Historic Environment</li> <li>▪ LPRSP14(C): Climate Change</li> <li>▪ LPRSP15: Principles of Good Design</li> <li>▪ LPRQD2: External Lighting</li> <li>▪ LPRENV1: Development Affecting Heritage Assets</li> <li>▪ LPRINF1: Publicly accessible open space and recreation</li> <li>▪ LPRSA310</li> </ul>				
6.2	<p>Maidstone Borough Local Plan 2017</p> <ul style="list-style-type: none"> <li>▪ SS1: Maidstone borough spatial strategy</li> <li>▪ SP17: Countryside</li> <li>▪ SP18: Historic Environment</li> <li>▪ SP23: Sustainable Transport</li> <li>▪ DM1: Principles of good design</li> <li>▪ DM4: Development affecting designated and non-designated heritage assets</li> <li>▪ DM8: External lighting</li> <li>▪ DM19: Open space and recreation</li> <li>▪ DM30: Design principles in the countryside</li> <li>▪ ID1: Infrastructure Delivery</li> </ul>	25/10/2017	MBC		
<b>CD7 Supplementary Planning Documents (SPDs)</b>					
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:	07/2006	KCC		



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	SPG4 Vehicle Parking Standards				
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		
7.9	Kent County Council's Parking Standards	2024	KCC		
<b>CD8 Other Local Planning Guidance</b>					
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		
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		

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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 Appraisal and Management Plan	11/2024	MBC		
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		

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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		
<b>CD9 Neighbourhood Plan Guidance</b>					
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	Track change version of Neighbourhood Plan	
<b>CD10 National Policy and Guidance</b>					
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 –	26/05/2021	Landscape Institute		

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	Assessing landscape value outside national designations				
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	
10.17	Procedural Guide: Planning appeals – England	17/09/2024	PINS		
<b>CD11 Relevant Appeal Decisions</b>					
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	20/12/2024	PINS		

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	of Copper Lane, Marden, TN12 9EG, (APP/U2235/W/24/3346817)				
11.5	Land at Broomhill/Brislington Meadows, Broomhill Road, Bristol BS4 4UD	17/04/2023	PINS		
<b>CD12 Relevant Legal Materials</b>					
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] EWHC 12 (Admin)	11/01/2013	High Court		
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		
<b>Topic Specific Documents e.g. Landscape etc</b>					
<b>CD13 Planning / General</b>					
13.1	Representations to the Maidstone Borough Council Regulation 18a Local Plan Consultation	09/2019	Savills		
13.2	Representations to the Maidstone	12/2020	Savills		

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	Borough Council Regulation 18b Local Plan Consultation (and Appendices)				
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		
<b>CD14 Heritage</b>					
14.1	Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment	07/2015	Historic England		
14.2	Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2 <sup>nd</sup> 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		

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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		
<b>CD15 Highways</b>					
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		
15.3	Cycle Infrastructure Design – Local Transport Note 1/20	07/2020	Department for Transport		
<b>CD 16 Landscape &amp; Design</b>					
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		

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**Inquiry Documents (Documents/Plans submitted from 29 January 2025 to present)**

<b>ID1 Further Representations / Submissions</b>				
<b>ID Number</b>	<b>Document Title</b>	<b>Date</b>	<b>Author</b>	<b>Comments</b>
1.1	Land West of Mill Bank Committee Report	24/08/2016	MBC	
1.2	Additional Heritage Statement of Common Ground (SoCG)	12/02/2025	Pegasus / MBC	
1.3	National Guidance: Flood risk assessment: flood zones 1, 2, 3 and 3b	22/07/2024	Environment Agency	
1.4	Supplementary Statement of Common Ground (SoCG)	21/02/2025	Savills / MBC	
1.5	Illustrative Sketch Layout Masterplan with Plot References	21/02/2025	Thrive	SKMP-01 Rev A5
1.6	Eversheds Sutherland Legal Letter	27/02/2025	Eversheds Sutherland	
1.7	Final Draft of Conditions	27/02/2025	Savills / MBC	
1.8	Headcorn Neighbourhood Plan Examiners Report	27/02/2025	Derek Stebbing BA(Hons) DipEP MRTPI	
<b>ID2 Proofs of Evidence (PoE) and Summaries</b>				
<b>Appellant</b>				
2.1	Planning Proof of Evidence Summary	29/01/2025	Savills	
2.2	Panning Proof of Evidence and Appendices	29/01/2025	Savills	
2.3	Landscape Proof of Evidence Summary	29/01/2025	The Environmental Dimension Partnership Ltd (EDP)	
2.4	Landscape Proof of Evidence and Appendices	29/01/2025	EDP	
2.5	Heritage Proof of Evidence Summary	29/01/2025	Pegasus	
2.6	Heritage Proof of Evidence and Appendices (2 parts)	29/01/2025	Pegasus	
2.7	Highways Proof of Evidence Summary	29/01/2025	David Tucker Associates (DTA)	
2.8	Highways Proof of Evidence and Appendices (2 parts)	29/01/2025	DTA	
<b>MBC</b>				
2.9	Planning Proof of Evidence	29/01/2025	MBC	
2.10	Landscape Proof of Evidence	29/01/2025	MBC	
2.11	Heritage Proof of Evidence	29/01/2025	MBC	

Core Documents List

2.12	Highways Proof of Evidence Summary	29/01/2025	SCP Transport Planning on behalf of MBC	
2.13	Highways Proof of Evidence	29/01/2025	SCP Transport Planning on behalf of MBC	
<b>ID3 Rebuttals</b>				
3.1	Appellant Planning Rebuttal	12/02/2025	Savills	
3.2	Appellant Transport Rebuttal	12/02/2025	DTA	
3.3	MBC Landscape Rebuttal	12/02/2025	MBC	
<b>ID4 Opening And Closing Comments</b>				
4.1	Appellant Opening	26/02/2025	Giles Cannock KC	
4.2	MBC Position Statement	26/02/2025	Emmaline Lambert	
4.3	Mr Bingham Statement 1	26/02/2025	Mr Bingham	
4.4	HPC Opening Statement	26/02/2025	Headcorn Parish Council	
4.5	Mr Bingham Statement 2	27/02/2025	Mr Bingham	
4.6	Appellant Closing	27/02/2025	Giles Cannock KC	
<b>ID5 Plans/Document Referenced in Conditions</b>				
5.1	Site Location Plan	02/10/2023	Thrive Architects Ltd	Referenced in Condition 2
5.2	Amendment Framework Plan	28/03/2024	Thrive Architects Ltd	Referenced in Condition 2 and 3
5.3	Existing Site Layout Plan	24/02/2025	Catesby Estates Plc	Referenced in Condition 2
5.4	Proposed Highway and Footway Scheme	16/10/2023	David Tucker Associates (DTA)	Referenced in Condition 2 and 9
5.5	Site Access Vehicle Tracking	16/10/2023	David Tucker Associates	Referenced in Condition 2 and 7
5.6	Proposed Pedestrian Crossings	21/12/2023	David Tucker Associates	Referenced in Condition 8
5.7	Amended Flood Risk Assessment & Surface Water Drainage Strategy (2 Parts)	12/2023	RSK LDE Ltd.	Referenced in Condition 13
5.8	Ecological Assessment	02/10/2023	Aspect Ecology	Referenced in Condition 36 and 38
5.9	Methodology for Repair and Reconstruction	01/2025	James Clague	Referenced in condition 44

Core Documents List

		Architects	
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