

Bredgar Parish Council Extraordinary Meeting

11th February 2025



Illustrative copy of the applicant's Masterplan which is available for viewing in full on the Swale Planning Portal

The proposed M2 J5A

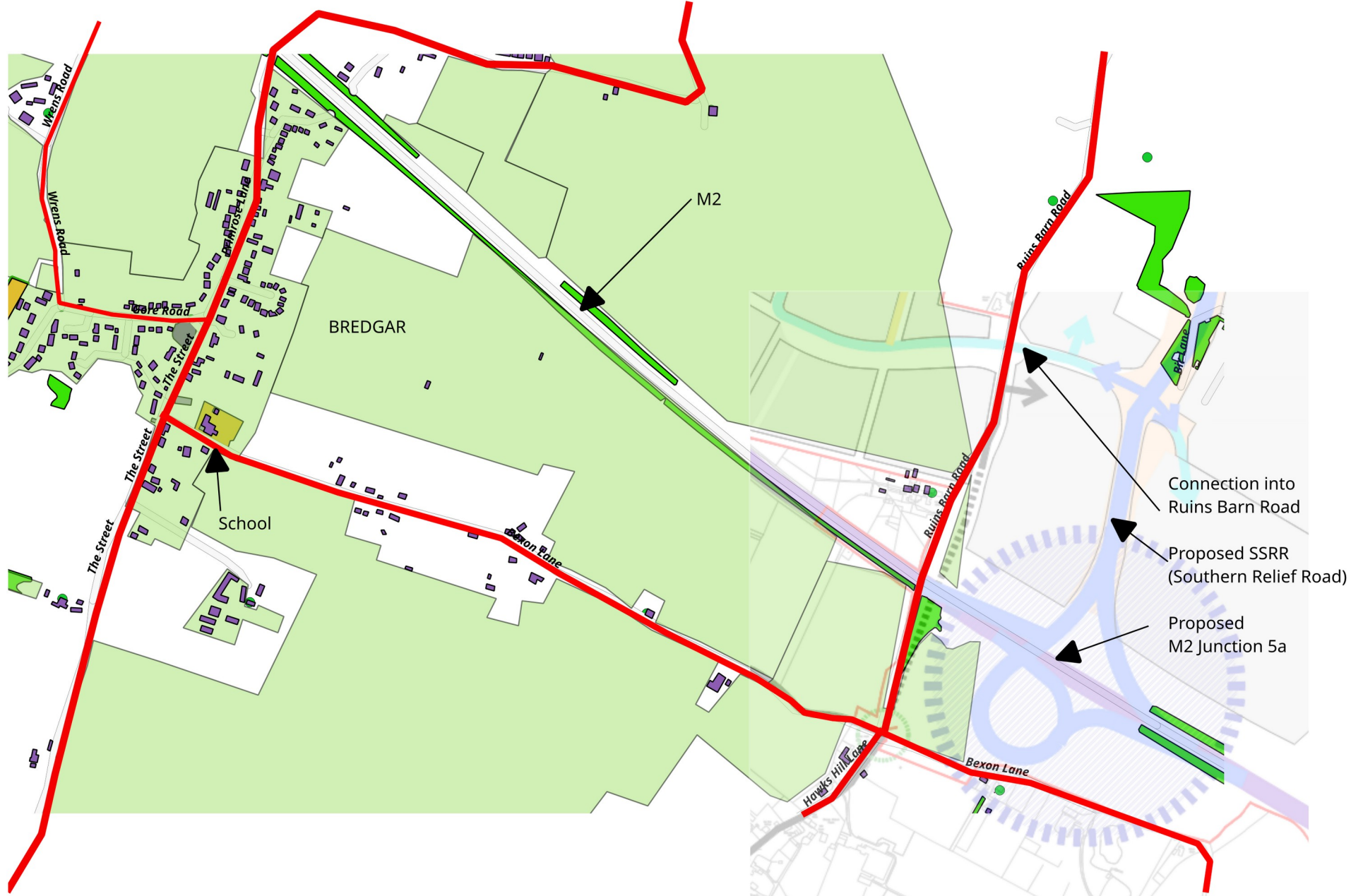


Illustrative sub section from the applicant's Masterplan which is available for viewing in full on the Swale Planning Portal



Illustrative sub section from the applicant's Masterplan which is available for viewing in full on the Swale Planning Portal

Bredgar with the proposed M2 J5A superimposed



Planning Application 21/503914/ E10UT - Land South and East of Sittingbourne Kent

Diagram created by BPC to illustrate the position of the proposed M2 J5A within Bredgar Parish. It includes an approximate overlay from the applicant's documents. The applicant's actual plans are available for viewing in full on the Swale Planning Portal and these should be referenced for an accurate representation.



The site of the proposed M2 Junction 5A shown looking from Hawks Hill Lane at the junction with Bexon Lane and Ruins Barn Road.

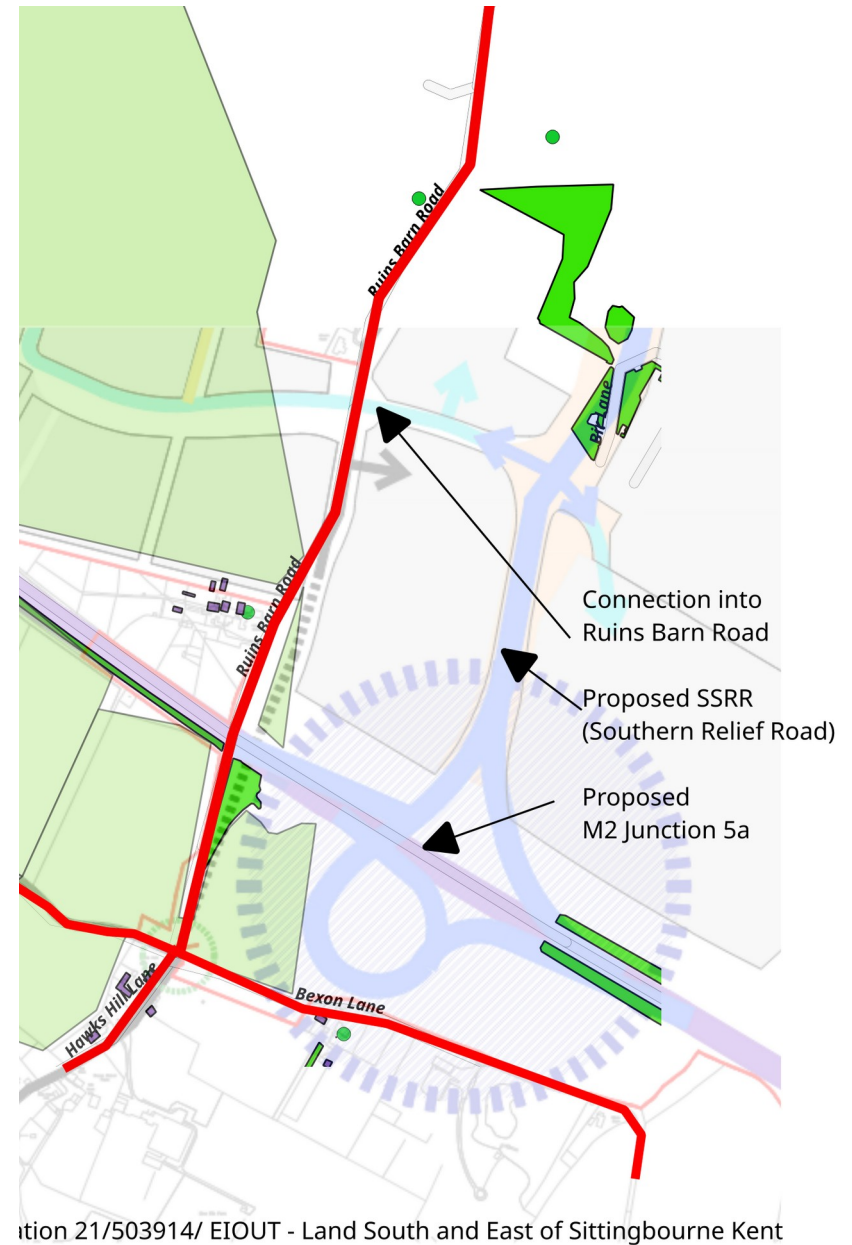
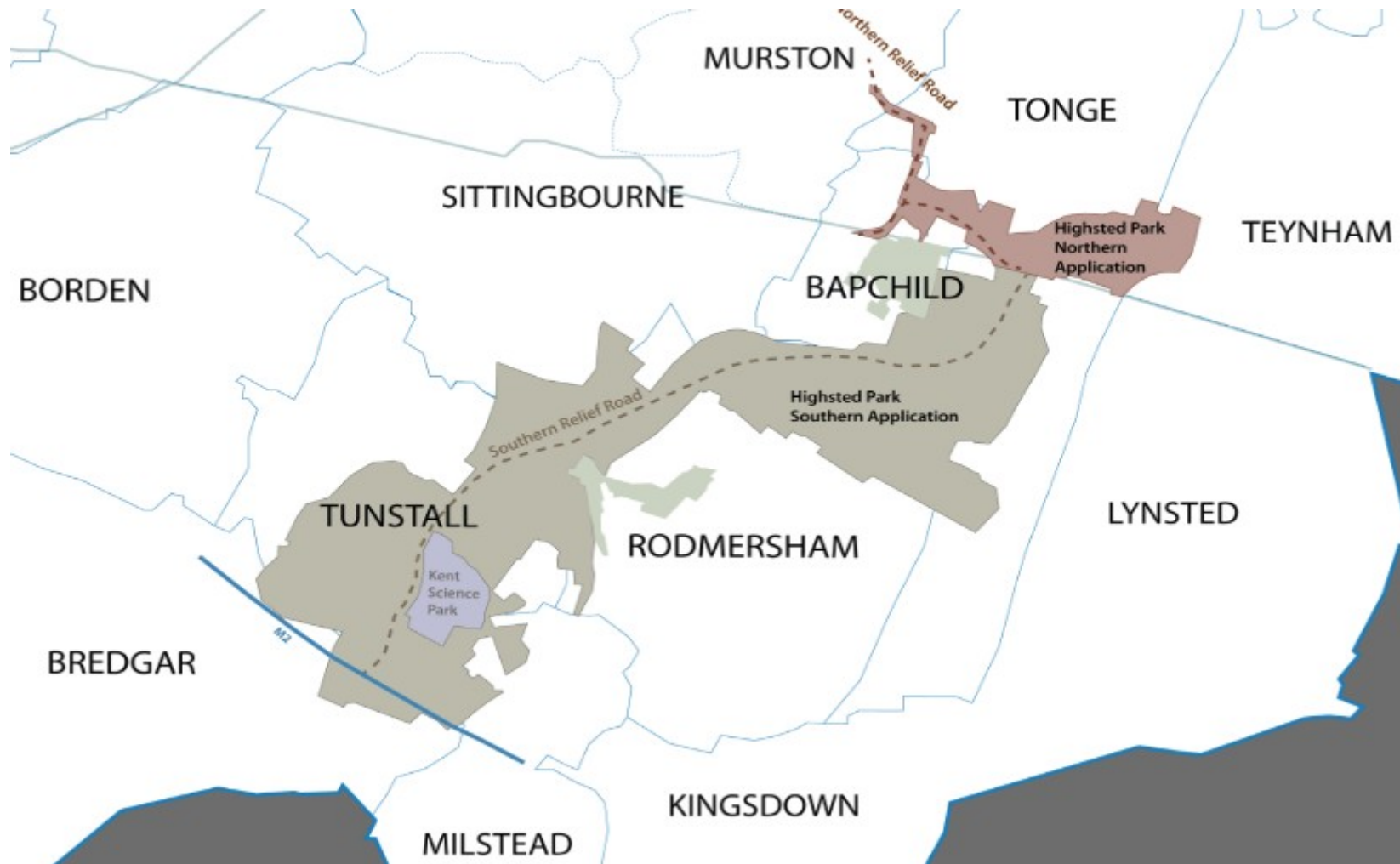


Diagram created by BPC to illustrate the position of the proposed M2 J5A within Bredgar Parish. It includes an approximate overlay from the applicant's documents. The applicant's actual plans are available for viewing in full on the Swale Planning Portal and these should be referenced for an accurate representation.

Highsted Park Inquiry Update



The Inquiry starts 11th March and is due to complete 25th July 2025

Diagram created by 5PG

The Planning Applications

References: APP/V2255/V/24/3355313 and 21/503914/EIOUT - Land South and East of Sittingbourne, Kent

Southern Site. Outline Planning Application for the phased development of up to 577.48 hectares at Highsted Park, Land to the South and East of Sittingbourne, Kent, comprising of up to **7,150 residential dwellings** including sheltered / extra care accommodation (Use Class C2 and Use Class C3). Up to 170,000 sq m / 34 hectares of commercial, business and service / employment floorspace (Use Class B2, Use Class B8 and Use Class E), and including up to 2,800 sq m of hotel (Use Class C1) floorspace. Up to 15,000 sq m / 1.5 hectares for a household waste recycling centre. Mixed use local centre and neighbourhood facilities including commercial, business and employment floorspace (Use Class E), non-residential institutions (Use Class F1) and local community uses (Use Class F2) floorspace, and Public Houses (SuiGeneris). Learning institutions including primary and secondary schools (Use Class F1(a)). Open space, green infrastructure, woodland, and community and sports provision (Use Class F2(c)). Highways and infrastructure works **including the provision of a new motorway junction to the M2**, a Highsted Park Sustainable Movement Corridor (inc. a **Sittingbourne Southern Relief Road**), and new vehicular access points to the existing network; and associated groundworks, engineering, utilities, and demolition works.

References: APP/V2255/V24/3355314 and 21/503906/EIOUT - Land to the West of Teynham, London Road, Teynham, Kent

Northern Site - Outline Planning Application for the phased development of up to 97.94 hectares at Highsted Park, Land to West of Teynham, Kent, comprising of. Demolition and relocation of existing farmyard and workers cottages. Up to **1,250 residential dwellings** including sheltered / extra care accommodation (Use Class C2 and Use Class C3), up to 2,200 sqm / 1 hectare of commercial floorspace (Use Class E(g)). Mixed use local centre and neighbourhood facilities including commercial, business and employment floorspace (Use Class E) non-residential institutions (Use Class F1) and local community uses (Use Class F2) floorspace, and Public Houses (Sui Generis). Learning institutions including a primary school (Use Class F1(a)), open space, green infrastructure, woodland and community and sports provision (Use Class F2)). Highways and infrastructure works including the **completion of a Northern Relief Road: Bapchild Section**, and new vehicular access points to the existing network, and associated groundworks, engineering, utilities and demolition works.

The Inquiry

Reference: APP/V2255/V/24/3355313

Appellant/Applicant

Quinn Estates Kent Ltd and G.H. Dean & Co Ltd

Agent

Town Legal LLP

Site Address

Land to the South and East of Sittingbourne
Kent

Reference: APP/V2255/V/24/3355314

Appellant/Applicant

Quinn Estates Kent Ltd and G.H. Dean & Co Ltd

Agent

Montagu Evans LLP

Site Address

Land to the West of Teynham
Kent

Case Details		Dates	
Case Type	Call-In Application	Call-In Date	07 Nov 2024
Local Planning Authority	Swale Borough Council	Questionnaire due	N/A
Case Officer	Alison Dyson	Statement(s) due	03 Jan 2025
Procedure	Inquiry	Interested Party Comments due	03 Jan 2025
Status	In Progress	Appellant/LPA Final Comments due	N/A
Decision and Outcome	Not yet decided	Inquiry Evidence due	11 Feb 2025
Case Link Status	Lead Case	Event Date	11 Mar 2025
Linked Cases	1	Decision Date	Not yet decided

This is the lead case. This screen contains relevant dates and documents for this case. Cases linked to the lead case may have a separate timetable and documents. To view linked cases click below.

[Linked Case - APP/V2255/V/24/3355314](#)

Participants

- Main
 - The Applicants are Quinn Estates Kent Ltd, G.H. Dean & Co Ltd, Atwood Farms Ltd, Atwood Trustees, and AG Kent Holding BV.
 - Swale Borough Council (The Council)
- Rule 6
 - Kent County Council
 - National Highways
 - The Duchy of Cornwall
 - The Teynham and Highsted Action Group (the Action Group)
 - The Five Parishes Group

Inquiry Documents and Representation

5PG have been working to review / prepare Inquiry core documents

- Statements of Common Ground
- Statements of Case
- Proofs of Evidence
 - From topics:
Landscape, Heritage, Ecology, Noise, Air Quality, Education, PROW, Highways, Archaeology, Community Infrastructure Levy compliance and S106 contributions, Planning, Affordable Housing/Viability.

and engaging representation and expert witnesses