

Appendix VI: Table of Comments Made, Changes Requested and Officer Response following PTPWG 30th June 2026 on Local Plan Review – Regulation 19 Consultation Launch

Comments from PTPWG	Response
Policy HOA1 Land at Graveney Road, Faversham	
The introductory text at paragraph 11.1.1 be corrected to name the rail line crossing the site as “Faversham-Ramsgate”	Noted. This correction has been carried out.
Policy HOA2 Land at Lion Field, Faversham	
The introductory text at paragraph 11.2.1 be corrected to change the M2 footbridge reference to a level crossing	Noted. This correction has been carried out.
Policy Regen 3 Queenborough and Rushenden	
Whether the picture reference 9.9.2 on page 85 clearly reflects the current position on the Queenborough and Rushenden Regeneration Area sites in terms of land use and layout	This diagram has been taken from the Queenborough and Rushenden Masterplan addendum 2015 to provide context as part of the introduction to the regeneration area. Text has been added to the Reg 19 document before the picture to make clear an indicative diagram from the masterplan is presented below.
Questioned the exact increase in HIF funding being higher than that referenced at paragraph 9.9.19	Input on the funding increase is required from the strategic assets officer who is currently on leave. For now the wording of the paragraph has been amended to include “in excess of “... £6.2 million to reflect the higher amount. The exact value will be input before the Regulation 19 document is presented to Full Council
Policy STRAT1 Land west of Bobbing	
That reference to the live planning application for this site be removed as a result of the resolution to grant planning consent subject to completion of a legal section 106 agreement which was made by Planning Committee	The site has a resolution to grant and this involves delegated authority to officers to complete of a legal S106 agreement before a decision notice to grant can be issued. This site is now referred to as having a resolution to grant in the Regulation 19 Local Plan document.
Policy H10 Houses in Multiple Occupation	
That references to the HMO SPD and Article 4 direction be updated to reflect recent decisions	Noted. Reference is now made in the introduction to the Policy that the HMO

	SPD has been adopted by the Council and that Planning Committee has placed an immediate Article 4 direction into effect on HMOs for the whole borough and that this is due to be “made” by the Council in July.
Policy B6 Agricultural Land	
Could the policy require consideration of the cumulative loss of agricultural land in planning decision making.	Criteria 3 of Policy B6 Agricultural Land set out <i>“in order to secure permission, it must be evidenced that development would not result in the remainder of the agricultural holding becoming not viable and lead to accumulated and significant losses of best and most versatile agricultural land.”</i> To make criteria 3 of policy B6 clearer and to be considerate of members request, it has been amended in the Regulation 19 Local Plan document by splitting the criteria and creating a fourth and adding in cumulative to that policy. The criteria is now: <i>3. The development would not result in the remainder of the agricultural holding becoming not viable; and</i> <i>4. There is clear, justifiable overriding need when proposals will lead to cumulative significant loss of best and most versatile agricultural land.</i>
Policy Regen 4 Kent Science Park	
Add in the requirement for a masterplan, and address matters on compatible and complementary uses and review of use classes	Noted. The requirement for a masterplan has been added to this policy introduction text at paragraph 9.15.5 For clarity the uses are now listed in the Regulation 19 Local Plan document on this policy matter rather than being linked to the definition of a science park
Policy HE5 Archaeology	
Members questioned can the Local Plan boost what can be done with significant archaeological finds, in particular to secure display in the local area.	Policy HE5 sets out detailed criteria on what is required from applications for development that has the potential to affect archaeology sites. This includes

	amongst other matters requirements for detailed field work and detailed mitigation measures where appropriate.
Amendments to the Regulation 19 launch covering report	
Amend recommendation 3 on the matter of Transport and Air Quality evidence by removing the word 'outstanding' to 'awaited' and to end the recommendation there.	Noted, and this was the recommendation agreed by PTPWG. The wording for the P&R recommendation additionally includes "and that engagement between PTPWG and the consultants will be ongoing" since, as with other Local Plan evidence, the transport and air quality evidence will be brought to members of PTPWG when drafted for their noting.
That the table in the PTPWG report setting out "housing sites removed and amended" be reworded to be clear that Homes England are stating the Queenborough and Rushenden Regeneration Area sites cannot meet the deliverability set out in the adopted masterplan and the predicament this has put the council in.	To make clear the ongoing discussions with Homes England regarding these sites the paragraph that introduces the table of sites for removal and amendment for P&R has set out the changes in deliverability of the sites and what the Council's current position is through is approach used in the HELAA.
Concern was raised about a Pre-Application Protocol Letter received (ahead of Judicial Review) regarding the decision made by Full Council on 1 April 2026 relating to choice of growth options.	Officers responded on the night that both internal legal advice and external counsel advice had confirmed that the Council's position and response to the proposed claim was robust and was not considered to merit any change to the course of action. To reflect this section 6 of the P&R report has been updated to make reference to the risk of Judicial Reviews.
Draft Infrastructure Delivery Plan and Schedule June 2026	
Members raised concerns on three infrastructure matters that should be included as within the Infrastructure Delivery Plan (IDP) that accompanies the Local Plan. The matters are commonly known as: Swale Station; Crown Quay Lane widening; and Northern access to Sittingbourne station.	Whilst (1) it is for the transport modelling to determine what transport solutions are needed to mitigate the impacts of the Local Plan's proposed growth, and (2) it is not the role of the Local Plan to address existing transport problems (but to mitigate for those occurring through growth in the Local Plan). The three matters raised by members have been included within the IDP as aspirations at this stage. The IDP is a live document and will be updated on

	these three matters amongst others, as the Local Plan progresses and evidence is completed that sets out required transport mitigation required.
Local Green Space Assessment – preceding PTPWG 30th June item	
As part of the discussion by PTPWG on the findings of the Local Green Spaces (LGS) Assessment members set out their strong views on spaces that were found in the assessment to not meet the criteria of a LGS for the purposes of the National Planning Policy Framework. Members voted to include the following spaces as proposed LGS: • LGS/079 - Playing area and field adjacent to Vincent Gardens, Sheerness; • LGS/137 - Land at Bapchild (to be changed to Village Green at Bapchild); • LGS/140 - Land west of Farm Cottages, Rodmersham; • LGS/144 - Land between the A2 and Grove Park Avenue, Borden; and • Stones Farm Country Park be included as a proposed local green space (not included in the assessment). Members also requested: • A rename of site LGS137 to Village Green at Bapchild instead of land at Bapchild • To split LGS/080 - Beachfields Park, Sheerness so that the left parcel is separated from the larger site parcel to the right and reassessed; and • A correction was requested for site 94 name reference to be changed from Borden to Bobbing in the assessment.	The assessment is being updated to reflect the members requests regarding the change of status of sites to proposed LGS and the inclusion of Stones Farm Country Park, including the splitting of site LGS/080 into two and reassessing. The amendments to site names as requested will be carried out To reflect the additional proposed LGS requested by members the Local Greenspaces maps as part of the recommended changes to the policies map in Appendix II of the Regulation 19 Local Plan document will be updated as part of finalising the document for consultation.