

Core Documents

Land West of Norwood Lane, Meopham – 20251116

September 2026

CD No.	Document
Section 1: Original Application Documents	
1.1	Application Form and Certificates
1.2	Location Plan (ref. 7458/PL/01)
1.3	Land Use and Access Parameter Plan (ref. 7458/PL/02)
1.4	Illustrative Masterplan (ref. 7458-03B)
1.5	Design and Access Statement (ref. 7458-D05C)
1.6	Planning Statement (ref. October 2025)
1.7	Ecological Appraisal (ref. 7007 EcoAp vf2 JW/JB)
1.8	Biodiversity Net Gain Assessment (ref. 7007 BNG vf4 JW/JB October 2025)
1.9	Flood Risk and Drainage Assessment (ref. 794-ENV-HYD-22099 rev 004)
1.10	Heritage Statement (ref. HER-01359 rev 1)
1.11	Land Contamination Assessment (Appendix F of FRA) (ref. 52731 R01 00)
1.12	Landscape and Visual Impact and Green Belt Appraisal (ref. 02651 August 2025)
1.13	Landscape Strategy (ref. August 2025 Rev B)
1.14	Transport Assessment (ref. NM/JN/BD/ITL16459-004A)
1.15	Framework Travel Plan (ref. JN/BD/AL/ITL16459-005a)
1.16	Tree Survey & Impact Assessment (ref. 2426-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-Rev0)
1.17	Tree Constraints Plan (ref. 2426-KC-XX-YTREE-TCP01RevA)
1.18	Statement of Community Engagement (Prepared by Turley Strategic Communications)
1.19	Covering Letter (Prepared by Turley)
Section 2: Amended/Additional Drawings / Plans	
2.1	BNG Metric (ref. vf3 17 October 2025)
2.2	Geophysical Survey (ref. 794-PLN-HER-01359 March 2025)
2.3	National Highways Response Technical Note (ref. JN/BD/ITL16459-009 19 February 2026)

2.4	Ecological Appraisal (ref. 7007 EcoAp vf5 February 2026)
2.5	Bat Survey Report (ref. 1007007 3 rd February 2026)
2.6	Air Quality Assessment (ref. 17598A-10-R01-01-F 26 February 2026)
2.7	Confidential Badger Appendix (ref. 7007-ConApp2024 vf1/KD/JW July 2025)
2.8	Highway Response Technical Note (ref. JN/BD/ITL16459-008a 24 April 2026)
2.9	Ecological Appraisal (ref. 7007 EcoAp vf6 February 2026)
2.10	Site Access Arrangement (ref. TL16459-GA-006 Rev E)
2.11	Proposed Pedestrian Crossing Improvements (ref. ITL16459-GA-007 Rev D)
2.12	Emergency Vehicle Access Visibility Splays (ref. ITL16459-GA-015)
2.13	Draft Allocation Capacity Letter (ref. prepared by Turley)
2.14	Agricultural Land Classification And Considerations Report (September 2026)
Section 3: Consultation Comments	
3.1	Designing Out Crime Team (dated 24 November 2025)
3.2	Lower Medway Internal Drainage Board (dated 24 November 2025)
3.3	Sport England (dated 25 November 2025)
3.4	Environment Agency (dated 25 November 2025)
3.5	Southern Water (dated 26 November 2025)
3.6	Southern Water (dated 5 December 2025)
3.7	Historic England (dated 27 November 2025)
3.8	CPRE (dated 27 November 2025)
3.9	Kent Fire and Rescue (dated 28 November 2025)
3.10	Natural England (dated 2 December 2025)
3.11	KCC Public Rights of Way (dated 3 December 2025)
3.12	Dickens Protection Society (dated 3 December 2025)
3.13	NHS Kent and Medway Integrated Care Board (dated 3 December 2025)
3.14	Environmental Protection (dated 8 December 2025)
3.15	Environmental Protection (dated 19 March 2026)
3.16	National Highways (dated 8 December 2025)
3.17	National Highways (dated 9 March 2026)

3.18	KCC Minerals and Waste Planning Policy (dated 9 December 2025)
3.19	KCC Flood and Water Management (dated 10 December 2025)
3.20	KCC Highways and Transportation (dated 11 December 2025)
3.21	KCC Highways and Transportation (dated 5 May 2026)
3.22	Kent Downs National Landscape (dated 12 December 2025)
3.23	Active Travel (dated 12 December 2025)
3.24	KCC Strategic Development and Place (dated 18 December 2025)
3.25	Leisure Team (dated 19 December 2025)
3.26	KCC Heritage (dated 14 January 2026)
3.27	KCC Biodiversity (dated 30 March 2026)
3.28	KCC Biodiversity (dated 31 March 2026)
3.29	UK Power Networks (dated 25 November 2025)
3.30	SGN (dated 25 November 2025)
3.31	SGN (dated 5 January 2026)
3.32	Meopham Parish Council (dated 8 December 2025)
3.33	Cobham Parish Council (dated 16 December 2025)
3.34	GBC Parking and Highway Officer (dated 10 December 2025)
3.35	GBC Waste and Recycling Officer (dated 24 November 2025)
3.36	GBC Private Sector Housing (dated 24 November 2025)

Section 4: Council Documents and Policy Documents

4.1	a) Screening Opinion (ref. 20251035 dated 3 November 2025) b) Council Response to Screening Opinion
4.2	Committee Report (published 5 May 2026)
4.3	Supplementary Committee Report (published 11 May 2026)
4.4	Committee Minutes (dated 13 May 2026)
4.5	Local Plan Core Strategy (2014)
4.6	Local Plan Policies Map (2014)
4.7	Local Plan First Review (1994) – Saved Policies
4.8	Kent County Council Minerals and Waste Local Plan 2024-30

4.9	Report on the Examination into the Gravesham Local Plan Core Strategy
4.10	Residential Layout Guidelines SPG2
4.11	Design for Gravesham – Design Code SPD
4.12	Local Development Scheme 2025-2026 (March 2025)
4.13	Regulation 18 Stage 2 Consultation – Part 1: Local Plan Core Strategy Partial Review and Site Allocations (October 2020)
4.14	Regulation 18 Stage 2 Consultation – Part 2: Draft Development Management Policies Document (October 2020)
4.15	Regulation 18 Stage 2 Consultation - Sustainability Appraisal of Gravesham Local Plan Stage 2 Regulation 18 Consultation
4.16	Regulation 18 Stage 2 Consultation - Settlement Hierarchy Background Paper (October 2020)
4.17	Regulation 19 Consultation – Proposed Submission Version Local Plan (17 April 2026)
4.18	Regulation 19 Consultation – Draft Local Plan Policies Map
4.19	Regulation 19 Consultation – Stage 1 and 2 Green Belt Study
4.20	Regulation 19 Consultation – Infrastructure Delivery Plan
4.21	Regulation 19 Consultation – Landscape Character Assessment
4.22	Five Year Housing Land Supply Statement 2024 – 2029 (February 2025)
4.23	Five Year Housing Land Supply Update 2025 – 2030 (July 2026)
4.24	KCC Five Year Housing Land Supply in Kent Local Authorities 2024-2025 (May 2026)
4.25	Gravesham Landscape Character Assessment (May 2009)
4.26	Regulation 19 Consultation – Sustainability Appraisal
4.27	Regulation 19 Consultation – Habitat Regulations Assessment
4.28	Gravesham Borough Council Open Space Standards Paper August 2016
4.29	Technical Housing Standards – National Described Space Standards (2015)
4.30	SPG4 – KCC Parking Standards (2006)
4.31	Gravesham Landscape Sensitivity and Capacity Study (2016)
4.32	Regulation 19 Consultation – Local Housing Need Assessment (October 2025)

Section 5: Appeal Decisions / Information

5.1	GBC Statement of Case for Appeal Ref. APP/K2230/V/25/3360355 – Land Surrounding Ebbsfleet United Football Club (LPA ref 20221064)
5.2	Appeal Decision APP/K2230/V/25/3360355 - Land Surrounding Ebbsfleet United Football Club (Northfleet Harbourside) (LPA ref 20221064)

Section 6: Court Judgements

Section 7: Other Documents

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| 7.1 | Referral Letter from GBC to Planning Casework Unit (dated 20 May 2026) |
| 7.2 | Planning Casework Unit Acknowledgement Letter (dated 21 May 2026) |
| 7.3 | Planning Casework Unit Call In Letter (dated 8 June 2026) |
| 7.4 | a) GBC approval to create Transcript of Committee Meeting
b) Committee Transcript (Produced by Turley with GBC committee services approval) |
| 7.5 | Bus Service 306 & 308 Updated Timetable 29 June 2026.
Bus Service 416 services |
| 7.6 | Blackthorn Farm Committee Minutes 5 May 2026 |
| 7.7 | National Planning Policy Framework (NPPF) December 2024 |
| 7.8 | Planning Practice Guidance (PPG) Green Belt 27 February 2025 |
| 7.9 | Draft National Planning Policy Framework: Proposed reforms to the National Planning Policy Framework and other changes to the planning system (December 2025) |
| 7.10 | NCA Profile:119: North Downs (NE431) |
| 7.11 | The Landscape Assessment of Kent (October 2004) |
| 7.12 | The Kent Downs AONB Landscape Character Assessment 2020 |
| 7.13 | Kent Downs AONB Management Plan 2021-2026 |
| 7.14 | Response from Sian Morley (Senior Planning Officer) on Draft Allocation Yield (email 10 February 2026) |
| 7.15 | GBC Letter to PINS (dated 28 July 2026) withdrawing reasons for refusal and confirmation no longer contesting the appeal. |
| 7.16 | Kent Downs National Landscape Consultation Response to Land at Wrotham Road (app ref 20250992) |
| 7.17 | Kent and Medway Local Nature Recovery Strategy (LNRS) |
| 7.18 | National Planning Policy Framework (NPPF) August 2026 |

Section 8: Call In Documents, Evidence and SOCG

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| 8.1 | Applicants Statement of Case, August 2026 |
| 8.2 | Councils Statement of Case, August 2026 |
| 8.3 | Statement of Common Ground, September 2026 |
| 8.4 | Signed Statement of Common Ground – Highways, September 2026 |

8.5	Applicants Planning Proof of Evidence (Alison Young)
8.6	Applicants Transport and Highways Proof of Evidence (Neil Marshall)
8.7	Applicants Green Belt and Landscape Proof of Evidence (Joanna Ede)
8.8	a) Applicants Heritage Proof of Evidence SUMMARY (Edward Hawkins) b) Applicants Heritage Proof of Evidence (Edward Hawkins)
8.9	Applicants Ecology and Biodiversity Proof of Evidence (Colin Lee)

Section 8: Inquiry Docs – to be populated during the inquiry

Contact
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