

Planning team  
Swale Borough Council  
Swale House  
East Street  
Sittingbourne  
ME10 3HT

6<sup>th</sup> October 2021

Dear Sir or Madam,

**Development off Swanstree Avenue, Sittingbourne**

**Planning Portal Reference: PP-10219577**

**RE: Outline planning application for up to 135 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters are reserved except for means of access**

I hereby notify you that we have today submitted an outline planning application with all matters reserved except for access for residential development via the Planning Portal. We have submitted the reports shown below:-

1. Covering Letter and Certificates
2. Location Plan (Ref 06302-FPCR-ZZ-ZZ-DR-L-0003)
3. Development Framework Plan (Ref 06302-FPCR-ZZ-ZZ-DR-L-0002)
4. Access Plan (Ref 1464-18)
5. Planning Statement (incl. draft Planning Obligations and Affordable Housing Statement)
6. Design and Access Statement
7. Landscape and Visual Appraisal
8. Ecological Appraisal
9. Reptile Report
10. Bat Report
11. Breeding Bird Report
12. Badger Report
13. Arboricultural Impact Assessment
14. Heritage and Archaeological Assessment
15. Flood Risk Assessment
16. Minerals Assessment
17. Transport Assessment
18. Framework Travel Plan
19. Air Quality Assessment
20. Noise Assessment



21. Statement of Community Involvement
22. Socio-Economic Sustainability Statement
23. Affordable Housing Statement

Please note that the Statement of Community Involvement contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair processing note was included on the consultation leaflets and website, which made clear to members of the public providing this data that it would be forwarded to the LPA as part of a Planning Application, and also that the Council may publish it online. Should the Council publish this information online, it will of course need to do so in line with its own data protection policies.

The application fee of £16,124.00 plus administration charge has been made on-line.

I trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity. However, should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,



**Joshua Cornes**  
Project Manager  
Gladman Developments Ltd  
[j.cornes@gladman.co.uk](mailto:j.cornes@gladman.co.uk)

Derek Epsley and Catherine Mary Epsley  
Chilton Manor Farm  
Highstead Road  
Sittingbourne  
Kent  
ME10 1QT

Gladman House  
Alexandria Way  
Congleton  
CW12 1LB

6<sup>th</sup> October 2021

Dear Mr Epsley,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(England) ORDER 2015  
NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

**Proposed development off Swanstree Avenue, Sittingbourne**

We give notice that Gladman Developments Ltd are applying to Swale District Council for Outline planning application for up to 137 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters are reserved except for means of access.

Any owner\* of the land or a tenant\*\* who wishes to make representations about this application should write to:

Planning Team  
Swale House  
East Street  
Sittingbourne  
Kent  
ME10 3H

**By 27<sup>th</sup> of October 2021**

Signed



**Joshua  
Gladman Developments**

**Cornes | Project Manager**

\* 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

\*\* 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

**Statement of Owners' rights**

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.



**Statement of agricultural tenants' rights**

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.



Graham Derek Epsley  
31 Wood Court Close  
Sittingbourne  
Kent  
ME10 1QT

Gladman House  
Alexandria Way  
Congleton  
CW12 1LB

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