

Appendix III - Table of comments from P&R, 5 th November 2025, with responses from Planning Policy Team		
	Comments from P&R Committee, 5 th November 2025	Response from Planning Policy team
1	Add word 'currently' before the word embedded to paragraph 3.16	Footnote added to 1.1. The reference to 'current' NPPF/legislation has been added here and not to paragraph 3.16 so that it applies to references throughout the document and not just to paragraph 3.16.
2		As a consequence of the requested change to paragraph 7.23 (below), paragraph 1.5 of chapter 1 no longer applies and has been removed.
3	Amend paragraph 7.23 to read: 'The Council <u>will</u> '	To accommodate this change most neatly paragraph 7.23 has been combined with paragraph 7.22 under the title 'The Council <u>will</u> .' Furthermore, to reflect the change to 7.25iii (below), some textual amendments have also been made to 7.22 iv which now includes the text 'and notify any other Town and Parish Councils which may be affected by a proposed development'
4	Paragraph 7.25iii be amended to read: 'Town and Parish Council representatives of the parish in which the application is situated and who are affected by the application'	<p>Paragraph 7.25 iii has been amended to reflect the Constitution, as follows: If the application is considered at Planning Committee, provide: applicants/<u>agents</u>; Town/Parish Council representatives <u>of the town/parish in which the application is situated</u>; <u>Town/Parish Council representatives of any other towns/parishes affected by the proposed development</u>; <u>and those who have commented on a planning application, an opportunity to register to speak at Planning Committee, noting that: one Town/Parish Council representative of the town/parish in which the application is situated; one Town/Parish Council representative of any other towns/parishes affected by the proposed development; one supporter; one objector; and the applicant or their agent can speak, each for no longer than three minutes.</u></p> <p>See also change to paragraph 7.22 iv which has been amended to reflect this additional text.</p>

	Para no.	Typographical corrections and clarifications
5	3.1 and 3.5	Capitalise 'Town and Parish Councils' and ensure this order - to be consistent with rest of document
6	3.4 and 3.6	Tidying up weblinks and footnotes – to be consistent with draft Regulation 18 document
7	3.11	Typo correction – the LDS does include reference to other plans and policy document, so correction has been made. Wording 'where that applies' with reference to CIL is included as clarification as CIL is not used by SBC.
8	3.15	Tidying up weblink and footnote – to be consistent with draft Regulation 18 document
9	3.20	Authority Monitoring Report now published and available on Council website – link and footnote added.
10	4.3	Reference to 'consultation' added as clarification of meaning of Regulations
11	4.5	Correction – reference to glossary has been amended to reference Appendix I
12	4.8 iv	Wording 'excluding bank holidays' has been added to be consistent with rest of document
13	4.12 and 4.13	To be consistent with changes requested in Chapter 7 (see reference to paragraph 7.23 above), these paragraphs have been merged.
14	4.14	Typo – 'identify' instead of identifies'
15	5.11	Removed reference to 'other Council offices' here as 5.10 above already includes reference to 'Council offices' meaning 'all Council offices'.
16	6.1 and 6.10	Capitalise 'Town and Parish Councils' and ensure this order – to be consistent with rest of document
17	6.5	Links included as footnotes – to be consistent with draft Regulation 18 Local Plan
18	7.2	To be consistent with 3.1 and for clarity 'transport and' has been added to this paragraph.
19	7.7	Footnote reference to NPPF added, to be consistent with draft Regulation 18 Local Plan
20	7.9	Typo: 'the' replaced by 'they'
21	7.11	For consistency with 7.32 'reference to Secretary of State' has been replaced with 'Planning Inspectorate'
22	7.12/7.13	Sentence 'The Council encourages site promoters to be open about their proposals and to engage with the local community, <u>including Ward Councillors where relevant</u> ' moved from para 7.12 to para 7.13 as it relates better to this paragraph.
23	7.14	Phrase 'as set out in' removed as repetitive.
24	7.15 and footnote 12	Word 'scale' removed to make wording consistent with Council website (ie 'large scale major' is now 'large major') https://swale.gov.uk/planning-and-regeneration/planning-permission/pre-application-advice/pre-app-advice-fees#h2
25	7.20	Footnote reference to SBC and KCC Council websites added, to be consistent with draft Regulation 18 Local Plan
	7.21	Factual additional sentence added at request of DM Manager at the end of 7.21, as follows: ' <u>There are, however, some types of other applications where consultation is not required and/or cannot be undertaken due to the short determination time period that is defined by legislation</u> ', with footnote as follows: ' <u>Some applications do not require statutory</u>

		<u>consultation or publicity and therefore, whilst these may be visible on the public register online, they will not be open to formal consultation. This applies to the following application types: Lawful Development Certificates (proposed); Some applications for whether the prior approval of the Local Planning Authority will be required; Prior notifications; Statutory notifications from utility companies – e.g. overhead lines, Network Rail; Discharge of conditions; Non-material amendments; Scoping and screening opinions. More information about statutory consultation on planning applications can be found on the GOV.UK website: https://www.gov.uk/guidance/consultation-and-pre-decision-matters#statutory-publicity-requirements</u>
26	7.22	Footnote references to law and guidance added, to be consistent with draft Regulation 18 Local Plan
	7.24	Clarification added at request of DM Manager (new text underlined) : 'The decision on which properties, and which Town/Parish Councils, 'may be affected by the proposed development' <u>(see points iv and vi in 7.22)</u> is made by the Council. This is based on professional assessment of the proposal and its likely impacts on the area surrounding the site, and planning law and guidance.
27	8.2, 8.3, 8.4	Footnote references to Council and Gov.uk website added, to be consistent with draft Regulation 18 Local Plan