



Homes  
England

Date: 05/05/2020

Our Ref: RFI2918

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

██████████  
By Email Only

Windsor House  
Homes England – 6<sup>th</sup> Floor  
50 Victoria Street  
London  
SW1H 0TL

Dear ██████████

**RE: Request for Information – RFI2918**

Thank you for your request for information, which was processed under the Freedom of Information Act 2000 (FOIA). For clarification, you requested the following information:

*Under the Freedom of Information Act- I would appreciate copies of ALL communication/ correspondence between yourselves and MHCLG, Kent County Council in relation to the KCC HIF Forward Funding bid.*

*One of our Councillors has just posted a link to an update and it mentions “Homes England have provided a collaborative support network to assist”. And “As part of this collaborative network, officers from MHCLG, their consultants, DfT, Homes England and Highways England partake in monthly conference calls to discuss progress”*

**Response**

We can confirm that we do hold information that falls within the scope of your request, this is attached to this response as Annex A.

Please note that we have redacted and are withholding some information under the following Exemptions:

**Section 40 – Personal information**

We have redacted information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link;  
<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

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#### Section 43 - Commercial interests

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

The information requested relating to the HIF bid engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of the Housing Infrastructure Fund bidding process.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

#### Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money; and
- Homes England acknowledges there is significant local interest in the proposed development at Swale.

#### Arguments in favour of withholding:

- Releasing the information could reveal financial information which would affect both the Local Authority's and Homes England's commercial interests. This financial information relates to unverified approvals or funding sources and releasing these would make a presumption on the outcome and influence the decision making process. This would prejudice the impartiality of the bidding process making it less competitive. If Homes England had to assess bids that were not competitive, or in which a decision-maker could be influenced, this could result in inflated allocation of public funding which would not be in the public interest;
- Releasing information in relation to unconfirmed consultants would not be in the public interest as these are subject to due-diligence that has not yet been completed. If this information were in the public domain it would prejudice competition between consultants and compromise the future of the bidding process, making it a less competitive process which would not be in the public interest;
- Releasing information relating to forecast milestones (ie. Planning permission/consents) would not be in the public interest as to do so could be seen as influencing planning consents that have not yet been obtained. This would damage both the public perception of Homes England and the local authority and damage our relationships with partners. Releasing the information could be seen to undermine the formation of policy or decision making before it is finalised. This would put potential funding allocations at risk which would not be in the public interest as it could put potential homes in jeopardy;
- Releasing information on procurement options or proposed contractual clauses may limit the Local Authority's ability to make commercial decisions. The market would be pre-aware of terms intended ahead of the final bid and funding confirmation. This would negatively affect future competitive bidding processes as interested parties may feel unable to provide all of the information required for fear of disclosure. This



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will mean that Homes England has to evaluate bids that are less comprehensive than would otherwise have been the case, meaning that Homes England's ability to undertake due diligence on the bids would be impaired. This would result in decision makers not taking all relevant information into account, meaning the decisions will be less robust and less likely to deliver value for public money. This would adversely affect the ability of government ministers and officials to be able to make effective, informed decisions;

- Releasing the information could lead to lobbying for future HIF bids that could impact the impact the impartiality of the decision maker (or give rise to concerns on the part of other that impartiality could be adversely affected). It is essential that decision makers make decisions based on the information provided via the bidding process and be seen to do so. Therefore release of the information would not be in the public interest as it would impact the ability of Homes England to deliver against its objectives in our Strategic Plan;
- Releasing the information would mean that bids may be approved without appropriate challenge, and other bids may be rejected because needs and dependencies are not comprehensively stated. This will result in the HIF programme as a whole not delivering the objectives and benefits that HM Treasury stipulated when it made the funding available to Homes England; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of in the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

### **Right to Appeal**

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

The Information Governance Team  
Homes England – 6<sup>th</sup> Floor  
Windsor House  
50 Victoria Street  
London  
SW1H 0TL

Or by email to [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link;

<https://ico.org.uk/>



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Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

Making homes happen

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

**The Information Governance Team**

For Homes England

OFFICIAL

S40(2)

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**From:** S40(2)@kent.gov.uk  
**Sent:** 08 August 2017 08:36  
**To:** HIF  
**Subject:** RE: Forward Fund - online form

Morning S40(2)

Brilliant – thank you very much indeed.

Your final version includes tracked changes but these are easily accepted!

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

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**From:** S40(2)@hca.gsi.gov.uk] **On Behalf Of** HIF  
**Sent:** 08 August 2017 08:25  
**To:** S40(2) - GT EPE  
**Subject:** RE: Forward Fund - online form

S40(2)

Further to our correspondence last week, please find attached a word document list of the questions, with character counts.

Regards

S40(2) (Housing Infrastructure Fund)

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**From:** S40(2)@kent.gov.uk [mailto:S40(2)@kent.gov.uk]  
**Sent:** 03 August 2017 16:39  
**To:** S40(2); HIF  
**Subject:** RE: Forward Fund - online form

Afternoon S40(2)

Thank you for your prompt reply which is appreciated.

A Word version will be very helpful. Presumably it will also include the character/ word limitations as set out in the online form?

Regards,

S40(2)

S40(2) [redacted] | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

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**From:** S40(2) [redacted] [@hca.gsi.gov.uk](mailto:S40(2)@hca.gsi.gov.uk) **On Behalf Of** HIF  
**Sent:** 03 August 2017 16:35  
**To:** S40(2) [redacted] - GT EPE  
**Subject:** RE: Forward Fund - online form

Dear S40(2) [redacted]

Thanks for your e-mail. We are working on a word version list of the questions for the form which we will then circulate as we understand bidders' wish to see the questions up front.

When this form is ready I'll make sure you receive a copy next week.

Regards

S40(2) [redacted] (Housing Infrastructure Fund)

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**From:** S40(2) [redacted] [@kent.gov.uk](mailto:S40(2)@kent.gov.uk) [[mailto:S40\(2\)@kent.gov.uk](mailto:S40(2)@kent.gov.uk)]  
**Sent:** 02 August 2017 17:03  
**To:** HIF  
**Subject:** Forward Fund - online form  
**Importance:** High

Good afternoon,

Please can you provide a copy of the form Word format? I have a number of colleagues who are inputting to the preparation of Forward Fund bids and this isn't easily facilitated via one login! Our intention would be to complete the form in Word initially and then 'cut and paste' to the online form once the content is finalised and approved.

I look forward to hearing from you.

Yours faithfully,

S40(2) [redacted]

S40(2) [redacted] | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

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Homes and Communities Agency; Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH (reg.address for legal documents) 0300 1234 500 [mail@homesandcommunities.co.uk](mailto:mail@homesandcommunities.co.uk) VAT no: 941 6200 50

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6200 50

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S40(2)

**From:** S40(2) on behalf of HIF  
**Sent:** 18 June 2018 16:57  
**To:** S40(2)@kent.gov.uk  
**Cc:** HIF; HIF@communities.gsi.gov.uk; S40(2)  
**Subject:** HIF Forward Funding - Kent  
**Attachments:** Kent - HIF FF 420 - Annex A.pdf

**Categories:** No further action req

Dear S40(2)

### HIF/FF/420 – Kent County – Swale Transport Infrastructure, Swale, Kent

Following our previous letter outlining the co-development process, we are contacting you to set out the next steps for working with you to take your project forward.

Homes England will be your primary point of contact building on our existing working relationships with you. Therefore, we have identified S40(2) as your Homes England Local Lead contact for HIF.

We would like to meet with you to discuss your project to help us identify how best we can support you to develop your business case, and answer any questions that you have about how the process will work. Colleagues from MHCLG and Other Government Departments, including DfT, who have an interest in your bid will work with us throughout the co-development process and may attend our initial meeting.

S43(2)

[Redacted]

To help the discussion, we have attached more details of the specific areas of your bid which we would like to explore further. This will help us to further understand your project, although we recognise that, at the initial meeting, we may not be able to cover every area we have highlighted for discussion.

We are currently looking into providing an offer of support to help you produce your economic case and further details of this will be made available in due course. To help us identify the level of support needed, please outline your progress to-date on assessing the economic benefits and costs of your project. We are not planning to focus on the economic case in the meeting, so please send this information to [HIF@communities.gsi.gov.uk](mailto:HIF@communities.gsi.gov.uk) by 29<sup>th</sup> June. Further detail is set out in the attached Annex.

We would like the initial meeting to take place as soon as possible and we will be contacting you over the next week to arrange a suitable time and venue. If you have any queries in the meantime, contact us either through your identified Homes England Local Lead or via [HIF@homesengland.gov.uk](mailto:HIF@homesengland.gov.uk).

Alongside this work, with MHCLG colleagues, we want to identify further opportunities to target our departmental interventions to increase future housing supply in your area. We want to take a place-based approach to understand your local challenges to housing delivery, and the wider infrastructure and tools needed to address this. To identify these opportunities, we are proposing a programme of strategic engagement over the summer months. MHCLG colleagues have contacted your Chief Executive separately.

Kind regards

S40(2)



S40(2)

**From:** HIF <HIF@communities.gsi.gov.uk>  
**Sent:** 04 July 2018 10:27  
**To:** HIF; S40(2)  
**Subject:** FW: HIF Forward Funding - Kent  
**Attachments:** HIF FF 420 Swale Transport Infrastructure - Progress Update v2.0.pdf

**Categories:** No further action req, Uploaded to HUDDLE

FYI

Kind regards,  
The MHGLG HIF Team

Housing Infrastructure Fund  
3<sup>rd</sup> Floor | Fry Building | 2 Marsham Street | London | SW1P 4DF



Ministry of Housing, Communities & Local Government

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**From:** S40(2)@kent.gov.uk [mailto:S40(2)@kent.gov.uk]  
**Sent:** 29 June 2018 20:53  
**To:** HIF  
**Subject:** RE: HIF Forward Funding - Kent

Dear HIF Team,

Further to your email below, we have taken the opportunity to update the information provided in response to the recent request for information about transport analysis conducted to date. For ease of reference, the updates are highlighted.

At this moment in time, we have no further information to provide in response to the first three bullet points set out against the Economic case (Annex A pg. 2). In answer to the fourth bullet point, we commissioned consultants Steer Davies Gleave in April 2018 and they will be attending the meeting with MHCLG/ DfT/ HE next month.

If you require any further information or clarification on any matter then please do not hesitate to contact us.

Kind regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

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**From:** S40(2)@homesengland.gov.uk > On Behalf Of HIF  
**Sent:** 18 June 2018 16:57  
**To:** S40(2)@kent.gov.uk  
**Cc:** HIF <HIF@homesengland.gov.uk>; HIF@communities.gsi.gov.uk; S40(2)

S40(2) [redacted] [@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

**Subject:** HIF Forward Funding - Kent

Dear S40(2) [redacted]

## **HIF/FF/420 – Kent County – Swale Transport Infrastructure, Swale, Kent**

Following our previous letter outlining the co-development process, we are contacting you to set out the next steps for working with you to take your project forward.

Homes England will be your primary point of contact building on our existing working relationships with you. Therefore, we have identified S40(2) [redacted] as your Homes England Local Lead contact for HIF.

We would like to meet with you to discuss your project to help us identify how best we can support you to develop your business case, and answer any questions that you have about how the process will work. Colleagues from MHCLG and Other Government Departments, including DfT, who have an interest in your bid will work with us throughout the co-development process and may attend our initial meeting.

S43(2) [redacted]

To help the discussion, we have attached more details of the specific areas of your bid which we would like to explore further. This will help us to further understand your project, although we recognise that, at the initial meeting, we may not be able to cover every area we have highlighted for discussion.

We are currently looking into providing an offer of support to help you produce your economic case and further details of this will be made available in due course. To help us identify the level of support needed, please outline your progress to-date on assessing the economic benefits and costs of your project. We are not planning to focus on the economic case in the meeting, so please send this information to [HIF@communities.gsi.gov.uk](mailto:HIF@communities.gsi.gov.uk) by 29<sup>th</sup> June. Further detail is set out in the attached Annex.

We would like the initial meeting to take place as soon as possible and we will be contacting you over the next week to arrange a suitable time and venue. If you have any queries in the meantime, contact us either through your identified Homes England Local Lead or via [HIF@homesengland.gov.uk](mailto:HIF@homesengland.gov.uk).

Alongside this work, with MHCLG colleagues, we want to identify further opportunities to target our departmental interventions to increase future housing supply in your area. We want to take a place-based approach to understand your local challenges to housing delivery, and the wider infrastructure and tools needed to address this. To identify these opportunities, we are proposing a programme of strategic engagement over the summer months. MHCLG colleagues have contacted your Chief Executive separately.

Kind regards

S40(2) [redacted]

Homes England | HIF Team

We launched as Homes England on 11 January 2018. Please note our email addresses have changed from [hca.gsi.gov.uk](mailto:hca.gsi.gov.uk) to [homesengland.gov.uk](mailto:homesengland.gov.uk) although emails sent to our old addresses will be forwarded for 12 months, it would be appreciated if you update your records to reflect this change

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**From:** S40(2) [redacted]@kent.gov.uk [mailto:S40(2) [redacted]@kent.gov.uk]  
**Sent:** 18 October 2018 09:50  
**To:** S40(2) [redacted]  
**Subject:** RE: HIF FF Support Plan Process

Morning S40(2) [redacted]

Please find attached a completed Request Form.

I would be most grateful if you could confirm receipt and advise on next steps.

Regards,

S40(2) [redacted]

S40(2) [redacted] | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) [redacted] | External: S40(2) [redacted] | Mobile: S40(2) [redacted] | [www.kent.gov.uk](http://www.kent.gov.uk) |

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**From:** S40(2) [redacted]@homesengland.gov.uk>  
**Sent:** 11 September 2018 17:11  
**To:** S40(2) [redacted]@kent.gov.uk>  
**Cc:** S40(2) [redacted]@homesengland.gov.uk>; S40(2) [redacted]@dft.gov.uk; S40(2) [redacted]@dft.gov.uk  
S40(2) [redacted]@dft.gov.uk>; S40(2) [redacted]@homesengland.gov.uk>  
**Subject:** HIF FF Support Plan Process

Hi S40(2) [redacted]

Good that we have a date in the diary for our follow-up meeting on 25<sup>th</sup> September. At the moment it will be just S40(2) [redacted] and myself but I will advise you if S40(2) [redacted] and S40(2) [redacted] will be able to attend. It also looks like we have a date for the Steer Triage phone call on 27<sup>th</sup> September which is good news. My advise would be to make sure you get the Transport form completed and sent back to Steer before the meeting to help the process run smoothly

Please find attached the templates along with an outline of how the process will work below.

We have been advised by Legal that we will need a cover letter to create the legal relationship necessary for provision of support for the HIF bid work, this is yet to be finalised but will follow soon.

S43(2) [redacted]

[Redacted]

[Redacted]

[Redacted]

**Process:**

The step-by-step process is, as follows:

- The 'request form' is filled by the bidding authority (or their nominee) for that project, typically after pre-discussions with the Local and Technical Leads. LAs should send this to OA Lead, Technical Lead and HIF inbox.
- The form is reviewed by the Local and Technical Leads, who then complete the 'recommendation form' to be considered by the HIF Forward Funding Panel.
- The Panel will review the 'recommendation form' to determine the appropriate level of support required – taking into account proposed approach and proportionality
- The Local Lead will send an award letter and accompanying annex to the bidding authority for that project.
- A responsible officer from the bidding authority will be required to countersign the award letter before support can be provided.
- A payment claim form will need to be completed where any 'cash in kind' support is required. This will be paid as defrayed expenditure and not upfront – LAs should submit invoices to Homes England who will verify and provide payment via Section 19 grant. For consultant support from panels – Homes England will procure (using appropriate procurement rules) and set up a TMS for the work. It should be noted that if there are any cost increases on procured work (either through the LA or Homes England) then these costs will need to be met by the Local Authority. This will be confirmed in the award letter, along with any other general conditions of award.

Kind regards

S40(2)

S40(2)

Homes England

M. S40(2)

T. 0300 1234 500 (switchboard)

Homes England was launched by the Secretary of State on 11 January 2018. Homes England is the trading name of Homes and Communities Agency (the legal entity).

Please note that our email addresses have changed from [hca.gsi.gov.uk](mailto:hca.gsi.gov.uk) to [homesengland.gov.uk](mailto:homesengland.gov.uk) - although emails sent to our old email addresses will be forwarded for 12-months, it would be appreciated if you would update your records to reflect this change.

Please forward any Freedom of Information Requests to: [enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)

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S40(2)

**From:** S40(2)  
**Sent:** 26 March 2019 11:38  
**To:** S40(2) @kent.gov.uk; S40(2)  
**Cc:** S40(2)  
**Subject:** HIF/FF/000420/BC/01 - Swale Transport Infrastructure, Swale, Kent  
**Attachments:** HIF FF site visit agenda v0.3.pdf; HIF FF site visit presentation template v0.2.pptx

Hi All,

S40(2) from Kent County Council is the Project Lead from the bid team. He is supported by the following team:

- **Steer:**
  - S40(2) @steergroup.com
  - S40(2) @steergroup.com
- **Kent County Council**
  - S40(2) @kent.gov.uk
  - S40(2) @kent.gov.uk
- **Swale Borough Council**
  - S40(2) @swale.gov.uk
  - S40(2) @swale.gov.uk

Deloitte are the Due Diligence consultants for Homes England and they are led by S40(2) with S40(2) the day to day contact, both of which are cc'ed this email. I have also cc'ed in S40(2) and S40(2) (DfT).

#### Clarification Questions

Deloitte will be sending the clarification questions to you by cop on this Friday. MHCLG/DfT questions will likely follow next week. Can you ensure from now on all emails cc in the following email address - [HIF\\_FF\\_DueDiligence@homesengland.gov.uk](mailto:HIF_FF_DueDiligence@homesengland.gov.uk), including me please?

#### Site Visit

Can you keep 9 April free for the site visit please? For your records I attach a site visit presentation template (this is meant to be a guide and is not restrictive) and also a typical site visit agenda. S40(2) will be in-touch shortly in respect of the details of the site visit.

Many thanks  
S4

S40(2)  
Windsor House, 42-50 Victoria Street, London, SW1H 0TL  
Tel: S40(2)  
Mob: S40(2)



#### #MakingHomesHappen

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## HIF-FF site visit agenda

### Agenda

- **10:00-11:30 – Site visit**
- **11:30-12:15 – Lunch**
- **12:15-13:45 – Presentation**
- **13:45-14:00 – Break**
- **14:00-15:30 – Clarification responses**

### Logistics:

- Only key people to attend: bid lead, planner, transport modeller (Network Rail, if relevant), economists
- Bidders to state whether PPE is required and provide it
- Bidders to provide lunch
- Bidders to provide good phone connections in case people need to dial in
- Bidders to provide transport in between the site visit and meeting
- HE to chair the meeting
- DD consultants to lead on the clarification part of the agenda
- Bidder to send out a copy of the presentation the day before the site visit
- The length of the presentation is up to the bidder – we would suggest 30 mins – 1 hour, with time for questions after
- A template has been provided to help provide structure to the presentation, the format of the presentation is up to the bidder



Homes  
England

# Housing Infrastructure Fund

## Site visit presentation



# Introduction and project overview

This slide should include/answer:

- High level project overview

# Scheme vision

This slide should include/answer:

- Vision and purpose
- Housing product pictures if helpful

# Site map

This slide should include/answer:

- Site map with red line boundary
- Should include housing sites and infrastructure
- Place site and show land ownership
- Planning status

# HIF infrastructure

This slide should include/answer:

- What is the HIF infrastructure contribution in terms of cost and elements?
- HIF spend profile
- Is all the infrastructure included to unlock the housing and are there any missing costs?
- Approach to contingency, cost overruns etc

# Gateway criteria

This slide should include/answer:

- Market failure description
- Link between the infrastructure and housing

# Strategic case

This slide should include/answer:

- Key points of the strategic case



## Economic case

This slide should include/answer:

- Key points of the economic case
  - NPV of additional housing
  - Wider benefits
  - Housing BCR
  - Wider BCR

## Commercial case

This slide should include/answer:

- Key points of the commercial case

## Management case

This slide should include/answer:

- Key points of the management case

## Financial case

This slide should include/answer:

- Key points of the financial case

## Infrastructure delivery

This slide should include/answer:

- How will you deliver the infrastructure and by when?
- Key milestones and confirmation infrastructure will be delivered by March 2024.

## Housing delivery

This slide should include/answer:

- How will you deliver the housing and by when?
- How will you ensure the housing is delivered?
- Housing delivery rates

# Funding strategy

This slide should include/answer:

- Funding sources
- Funding strategy
- Recovery of HIF

# Dependencies and risks

This slide should include/answer:

- What are the main project dependencies within the bid?
- What are the key risks (including risk of delay)?
- How are risks being mitigated?

S40(2)

**From:** S40(2)  
**Sent:** 25 March 2019 16:48  
**To:** S40(2)@kent.gov.uk  
**Subject:** HIF/FF/000420/BC/01 - Swale Transport Infrastructure, Swale, Kent

Dear S40(

Following the successful submission of your bid, I have been assigned as your Homes England assessment lead and you should have received a generic email from HIF this afternoon, please let me know if this isn't the case. I am looking forward to working on the bid, which I have downloaded in full from the portal this afternoon.

The Homes England Due Diligence consultants for this bid will be Deloitte and they are also in the process of reviewing your bid. I would be grateful if you could confirm the contact details of your team for both Deloitte and my records please?

The first deadline is cop this Friday where Deloitte will be sending you clarification questions directly. It is then expected that you will respond to these questions. I am aware that DfT and MHCLG will be sending clarification questions separately in respect of Strategy and Economic sections.

We have ear-marked next week as site visit week, however I am on leave from 29 March till 7 April, thus I would like our site visit to occur on 8/9/10 April. I will be in touch separately on which date I would prefer but initially can you keep these dates free. I will also provide more details over what is expected at the site visit and a template for the presentation.

In the meantime please don't hesitate to contact me.

Kind regards,

S4

S40(2)

| Homes England  
Windsor House, 42-50 Victoria Street, London, SW1H 0TL  
Tel: S40(2)  
Mob: S40(2)



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We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)



S40(2)

---

**From:** S40(2) @kent.gov.uk  
**Sent:** 18 April 2019 15:51  
**To:** S40(2) @deloitte.co.uk; S40(2) @deloitte.co.uk;  
HIF FF DueDiligence  
**Cc:** S40(2) @steergroup.com; S40(2) @steergroup.com;  
S40(2) @kent.gov.uk; S40(2) @swale.gov.uk; S40(2) @swale.gov.uk  
**Subject:** Highways England update on M2 junction 5  
**Attachments:** M2 Junction 5 - Project report 18 04 19.pdf

Dear all,

As requested, please find attached, an up to date progress report on M2 junction 5 improvements which is being delivered by Highways England.

Kind regards

S40(2)

[Redacted]  
[Redacted]  
Kent County Council  
Highways, Transportation and Waste  
County Hall  
Maidstone  
ME14 1XX  
Tel: S40(2)  
Mob: S40(2)

S40(2)

---

**From:** S40(2) @kent.gov.uk  
**Sent:** 26 April 2019 18:34  
**To:** HIF FF DueDiligence; HIF  
**Cc:** S40(2) @kent.gov.uk; S40(2) @kent.gov.uk;  
S40(2) @swale.gov.uk; S40(2) @swale.gov.uk;  
S40(2) @steergroup.com; S40(2) @steergroup.com  
**Subject:** RE: FF420 Swale - Reopening of bid

Dear HIF Team,

To confirm - the bid has been amended and resubmitted.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** HIF <[HIF@homesengland.gov.uk](mailto:HIF@homesengland.gov.uk)>  
**Sent:** 26 April 2019 09:56  
**To:** S40(2) @kent.gov.uk  
**Subject:** FF420 Swale - Reopening of bid

Dear S40(2)

FF420 Swale will now be un-submitted for changes, once you have made your changes and re-submitted your bid, please inform us of the resubmission.

A link to access the portal is here: <https://bids.homesengland.org.uk/#/start/>

Kind Regards

HIF Team



---

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S40(2)

---

**From:** S40(2) [redacted]@homesengland.gov.uk>  
**Sent:** 09 October 2019 10:18  
**To:** HIF  
**Subject:** RE: Comms Info for Schemes to be announced - deadline 10am tomorrow please

Hi S40(2) [redacted]

Thanks for sharing this with me.

If there's anything I can do to help, please don't hesitate to let me know.

Best wishes,

S40(2) [redacted]  
[redacted]  
[redacted]



Work - S40(2) [redacted]  
Mobile - S40(2) [redacted]  
6<sup>th</sup> Floor  
50 Victoria Street  
Windsor House  
London SW1H 0TL

[@HomesEngland](#)

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---

OFFICIAL

**From:** HIF <HIF@homesengland.gov.uk>  
**Sent:** 08 October 2019 18:48

To: S40(2) [redacted]@homesengland.gov.uk>  
Subject: FW: Comms Info for Schemes to be announced - deadline 10am tomorrow please

Good evening S40(

We have had this come through,

- 1) Potential HIF announcement which MHCLG are prepping for
- 2) With the request, we are working on it currently and will hopefully have something to send over tomorrow.

S40(2) [redacted] | Investments

Homes England  
Floors 5-7  
Windsor House  
50 Victoria Street  
Westminster, London  
SW1H 0TL

S40(2) [redacted]@Homesengland.gov.uk  
T: S40(2) [redacted]



---

From: S40(2) [redacted]  
Sent: 08 October 2019 17:39  
To: HIF  
Subject: FW: Comms Info for Schemes to be announced - deadline 10am tomorrow please

S40(2) [redacted] | Investments

Homes England  
Floors 5-7  
Windsor House  
50 Victoria Street  
Westminster, London  
SW1H 0TL

S40(2) [redacted]@Homesengland.gov.uk  
T: S40(2) [redacted]



----- Forwarded message -----

From: S40(2) [redacted] <[redacted]@homesengland.gov.uk>

Date: Tue, 8 Oct 2019, 17:34

Subject: Re: Comms Info for Schemes to be announced - deadline 10am tomorrow please

To: S40(2) [redacted] <[redacted]@communities.gov.uk>

Cc: S40(2) [redacted] <[redacted]@communities.gov.uk>, S40(2) [redacted]

S40(2) [redacted] <[redacted]@communities.gov.uk>, S40(2) [redacted] <[redacted]@communities.gov.uk>,

S40(2) [redacted] <[redacted]@communities.gov.uk>, S40(2) [redacted]

S40(2) [redacted] <[redacted]@communities.gov.uk>, S40(2) [redacted] <[redacted]@communities.gov.uk>, S40(2) [redacted]

S40(2) [redacted] <[redacted]@googlemail.com>

S40(2) [redacted]

We'll do our best but if I'm honest I only just saw this - I've been having outlook issues and only just got this. We'll see what we can do but can't promise.

On your first point we won't have undertaken as a HIF team any site visits on the projects since we started DD. I can't say as an agency we won't have visited but not in a HIF capacity.

Kind regards

S40(2) [redacted]

Sent from my iPhone

S40(2) [redacted]

Homes England

S40(2) [redacted]

On 8 Oct 2019, at 14:27, S40(2) [redacted] <[redacted]@communities.gov.uk> wrote:

Hi S40(2) [redacted]

On the schemes that are waiting to be announced please can you let me know:

- a. Have been any visits to the site recently?
- b. Is it a site that could host a visit at some point in the future?
- c. Are there any issues on the ground that we need to be aware of?
- d. Anything else that you think should be brought to our attention regarding this bid?

| Scheme                                      | Answers to the above questions |
|---|--------------------------------|
| Swale Transport Infrastructure, Swale, Kent | a)                             |

|              |                      |
|--------------|----------------------|
|              | b)<br>c)<br>d)       |
| Not in Scope | a)<br>b)<br>c)<br>d) |
| Not in Scope | a)<br>b)<br>c)<br>d) |
| Not in Scope | a)<br>b)<br>c)<br>d) |
| Not in Scope | a)<br>b)<br>c)<br>d) |
| Not in Scope | a)<br>b)<br>c)<br>d) |
| Not in Scope | a)<br>b)<br>c)<br>d) |

I am sorry for the tight deadline, but if you could provide a response by **10am tomorrow** that would be really appreciated.

Thank you

S40(2)

S40(2) | **Housing Infrastructure Fund**

**Housing Delivery** | We help to build homes in the right places

3<sup>rd</sup> Floor, Fry Building | 2 Marsham Street | London | SW1P 4DF

 S40(2) | Mobile No.

<image001.png>

<image002.png>

*[Working Pattern: I am in the office on Tuesday and Wednesday, work from home on Monday and Thursday and do not work on Friday.]*

S40(2) | **Housing Infrastructure Fund**

**Housing Delivery** | We help to build homes in the right places

3<sup>rd</sup> Floor, Fry Building | 2 Marsham Street | London | SW1P 4DF

 S40(2) | Mobile No.

<image003.png>

<image002.png>

*[Working Pattern: I am in the office on Tuesday and Wednesday, work from home on Monday and Thursday and do not work on Friday.]*

---

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---

S40(2)

**From:** S40(2) [redacted]@kent.gov.uk  
**Sent:** 25 March 2019 17:17  
**To:** S40(2) [redacted]  
**Subject:** RE: HIF/FF/000420/BC/01 - Swale Transport Infrastructure, Swale, Kent

Afternoon S40(2) [redacted]

Thank you for your email.

We did receive the generic email from HIF earlier today although noted that it did not include the attachment specified. Please would you be able to send me a copy?

Our team comprises:

- Steer:
  - S40(2) [redacted]@steergroup.com
  - S40(2) [redacted]  
[redacted] steergroup.com
- Kent County Council
  - S40(2) [redacted] (details etc. you already have!)
  - S40(2) [redacted]  
[redacted]@kent.gov.uk
  - S40(2) [redacted]  
[redacted] kent.gov.uk
- Swale Borough Council
  - S40(2) [redacted]  
[redacted]@swale.gov.uk
  - S40(2) [redacted]@swale.gov.uk

We look forward to hearing from you again shortly.

Regards,

S40(2) [redacted]

S40(2) [redacted] | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) [redacted]  
| External: S40(2) [redacted] | Mobile: S40(2) [redacted] | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2) [redacted]@homesengland.gov.uk  
**Sent:** 25 March 2019 16:48  
**To:** S40(2) [redacted]@kent.gov.uk  
**Subject:** HIF/FF/000420/BC/01 - Swale Transport Infrastructure, Swale, Kent

Dear S40(2) [redacted]



Following the successful submission of your bid, I have been assigned as your Homes England assessment lead and you should have received a generic email from HIF this afternoon, please let me know if this isn't the case. I am looking forward to working on the bid, which I have downloaded in full from the portal this afternoon.

The Homes England Due Diligence consultants for this bid will be Deloitte and they are also in the process of reviewing your bid. I would be grateful if you could confirm the contact details of your team for both Deloitte and my records please?

The first deadline is cop this Friday where Deloitte will be sending you clarification questions directly. It is then expected that you will respond to these questions. I am aware that DfT and MHCLG will be sending clarification questions separately in respect of Strategy and Economic sections.

We have ear-marked next week as site visit week, however I am on leave from 29 March till 7 April, thus I would like our site visit to occur on 8/9/10 April. I will be in touch separately on which date I would prefer but initially can you keep these dates free. I will also provide more details over what is expected at the site visit and a template for the presentation.

In the meantime please don't hesitate to contact me.

Kind regards,

S4

S40(2)  
[Redacted] | Homes England  
Windsor House, 42-50 Victoria Street, London, SW1H 0TL  
Tel: +S40(2)  
Mob: S40(2)



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---

S40(2)

---

**From:** S40(2) @kent.gov.uk  
**Sent:** 07 June 2019 16:58  
**To:** S40(2) @steergroup.com; HIF-LeadConsultant@steergroup.com  
**Cc:** S40(2) @dft.gov.uk; HIF\_FF\_DueDiligence; S40(2) @communities.gov.uk;  
S40(2) @steergroup.com; S40(2) @ursusconsulting.co.uk; S40(2)  
**Subject:** RE: HIF420 Clarifications  
**Attachments:** HIF-FF-420 Initial Clarification Questions - FULL response.docx

Afternoon HIF Lead Consultant Team,

Please accept our apologies for the delay.

A composite set of responses is now attached. Please do let us know if you have any further queries.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2) @steergroup.com>  
**Sent:** 05 June 2019 11:44  
**To:** S40(2) @kent.gov.uk>; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** S40(2) @dft.gov.uk; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) @communities.gov.uk; S40(2) @steergroup.com>; S40(2) @ursusconsulting.co.uk; S40(2) @homesengland.gov.uk; S40(2) @steergroup.com>  
**Subject:** RE: HIF420 Clarifications

S40(2)

Please can you provide an update on the status of these clarification responses as we have not yet received the composite set.

Kind regards,  
HIF Lead Consultant Team

---

**From:** S40(2) @kent.gov.uk S40(2) @kent.gov.uk>  
**Sent:** 20 May 2019 17:48  
**To:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** S40(2) @dft.gov.uk; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) @communities.gov.uk; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @ursusconsulting.co.uk; S40(2) @homesengland.gov.uk  
**Subject:** RE: HIF420 Clarifications

Afternoon HIF Lead Consultant Team,

Further to my previous email we have sought to provide an initial set of responses to a number of the clarification questions raised which we hope are useful.

As per my earlier email a composite set of responses will follow by the end of the week.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2)  
**Sent:** 17 May 2019 16:27  
**To:** HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>  
**Cc:** S40(2) <[S40\(2\)@dft.gov.uk](mailto:S40(2)@dft.gov.uk)>; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) <[S40\(2\)@communities.gov.uk](mailto:S40(2)@communities.gov.uk)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@ursusconsulting.co.uk](mailto:S40(2)@ursusconsulting.co.uk)>; S40(2) <[S40\(2\)@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>  
**Subject:** RE: HIF420 Clarifications

Afternoon HIF Lead Consultant Team,

In order to answer the clarification questions properly we have commissioned outputs from one of our consultants (SWECO). It will therefore not be feasible to respond within the 7 day period. We are now only able to respond by the end of next week (i.e. 24 May 2019). We apologise for the delay but this is outside of our control.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>  
**Sent:** 13 May 2019 14:48  
**To:** S40(2) <[S40\(2\)@kent.gov.uk](mailto:S40(2)@kent.gov.uk)>  
**Cc:** HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>; S40(2) <[S40\(2\)@dft.gov.uk](mailto:S40(2)@dft.gov.uk)>; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) <[S40\(2\)@communities.gov.uk](mailto:S40(2)@communities.gov.uk)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@ursusconsulting.co.uk](mailto:S40(2)@ursusconsulting.co.uk)>  
**Subject:** HIF420 Clarifications

S40(2)

Thanks for submitting the HIF bid for HIF420 - Swale Transport Infrastructure.

An initial review of the Economic Case submitted in support of the project has now been completed on behalf of MHCLG.

As part of this, it's standard to get asked clarification questions so we can get a clear picture of the value for money of the scheme, which we have attached. These questions need to be settled for us to come to a view on value for money so please ensure they are answered in sufficient detail. We are likely to ask further questions in the coming months once we have considered the economic case further.

In order for your case to progress and be considered, the questions in the attached must be answered within 7 days.

Please let us know if any of the questions are unclear.

When you have collated your responses, please can you email them to us with this cc list copied, and also upload to the Homes England portal where you submitted your bid.

Kind regards,

HIF Lead Consultant Team



| Ref      | Clarification   | Response   |
|----------|---|--|
| Ur-420-1 | <p>Can the applicant confirm what additional (non HIF) enabling investment to support the additional housing is required and how it will be funded, whether by the public or private sector?</p> <p>We would wish to seek clarification on the scale of other public infrastructure and the scope and cost of developer contributions.</p> <p>The bid outlines that developers will be expected to make contributions to other enabling infrastructure (education, health and utilities). In response to HCA clarifications the bidder has stated that there will be a HIF delivery pot to recycle S106 contributions. But as raised in the HCA clarification questions, the S106 funding profile has not set out any projections.</p> <p>Specifically the bid makes reference to the marginal viability of the sites, despite a modest (i.e. 12%) level of affordable homes anticipated. This is, reportedly, due to the need for private sector contributions to non-transport public infrastructure (schools, utilities and health facilities). “The housing to be supported by the scheme requires a range of additional school provision at Sittingbourne and on the Isle of Sheppey. This is for both primary and secondary education... The requirement to make such contributions impacts on scheme viability and deliverability and the provision of HIF funding to forward Fund the required major junction improvements will ensure not only the accelerated delivery of housing but also provide greater certainty in terms of wider infrastructure provision” (Wider Development Impacts –new school place box section).</p> | <p>As far as SBC and KCC are aware no other public sector enabling investment has been sought for any of the proposed development, with the exception is the Queenborough &amp; Rushenden development. This scheme (identified as three sites in the business case as West of Rushenden Road, Former ISTIL site and South of Queenborough Creek) is promoted through the HCA and has an offer of £5.1m through the Marginal Viability Funding stream of the Housing Infrastructure Fund. As such, all housing associated with this scheme has been moved into the deadweight calculation, rather than additionality. through which schemes promoted through the HCA.</p> <p>The Local Plan Implementation and Delivery Plan – see link below; sets out the expected scale of public infrastructure and scope for developer contributions</p> <p><a href="https://archive.swale.gov.uk/assets/Planning-General/Planning-Policy/Evidence-Base/Main-Modifications-June-2016/Implementation-and-Delivery-Schedule-2016-17-Final.pdf">https://archive.swale.gov.uk/assets/Planning-General/Planning-Policy/Evidence-Base/Main-Modifications-June-2016/Implementation-and-Delivery-Schedule-2016-17-Final.pdf</a></p> <p>S.106 contributions are sought through demographic led calculations applied usually on a per dwelling basis and applies to:</p> <ul style="list-style-type: none"> <li>• Primary and secondary education</li> <li>• Adult social services</li> <li>• Library</li> <li>• NHS CCG</li> <li>• Youth services</li> <li>• Waste bins</li> </ul> <p>Other contributions (costs or direct provision) are sought on an as identified basis including:</p> <ul style="list-style-type: none"> <li>• Public Rights of Way improvements</li> <li>• Open Space</li> <li>• Air Quality cost calculations</li> <li>• Off site sports and social</li> <li>• Off site highway and transportation</li> </ul> |
| Ur-420-2 | <p>Can the applicant provide indicative details on the scale and timing of other public sector infrastructure which is to be located near the proposed development sites?</p>   | <p>See Implementation and Delivery Plan link above.</p>  |

| Ref      | Clarification  | Response   |
|----------|--|--|
|          |  | It should also be noted that Junction 5 of the M2, into which the A249 links, is included within the current Road Investment Strategy, with works scheduled to commence on a £90m preferred option in March 2020.  |
| Ur-420-3 | Can the applicant provide details of the expected scale and timing of private sector contributions (S106 or other) associated with the development housing sites, and how site-specific contributions towards this wider investment will be calculated?  | This would be difficult to assess as these are dependent on the outcome of S.106 negotiations with developers on a site by site basis. Aside from the level of contributions, these negotiations set out the phasing and triggers for any payments.  |
| Ur-420-4 | <p>The applicant has set out a clear rationale for the assessment of deadweight. However, the following statement is made in the application:</p> <p>“The intervention will bridge an absolute funding gap in a housing market exhibiting marginal viability and ensure timely delivery that will provide certainty for housing developers to plan and deliver a significant proportion of the council’s committed housing development. Conversely, without this intervention a substantive part of the housing to which the Council is committed will not come forward, and where it does, it will be on the basis of sub-optimal mitigations which facilitate only partial delivery of sites, and with limited scope for wider community benefits to be secured (Project Executive Summary – Strategic case section).</p> <p>Does this paragraph (and reference to sub-optimal mitigations) not imply that some of the post 2022 development is not formally ‘dependent’ on the proposed HIF investment, and so would come forward with more limited transport investment?</p> | The statement paragraph asserts that any future residential development would be severely restricted without the HIF intervention. The statement that “without this intervention a substantive part of the housing to which the Council is committed will not come forward” refers to the additionality identified in the bid, whilst also reflecting that some development, identified in the deadweight, could proceed both up to and after 2022. Section 106 contributions <b>may</b> provide some opportunity to deliver some level of sub-optimal mitigation, but this would be for the planning authority (Swale Borough Council) to see if any such ‘work arounds’ could be agreed with the agencies and developers to see whether any housing could come forward in the short to medium term. However, the position of the two highway authorities has been unequivocal in stating that capacity has been or will be reached at the major junctions by April 2022. |
| Ur-420-5 | If so, are there any implications for the assessment of deadweight (additional housing units) post 2022?   | It does not have any implications on the deadweight.   |
| Ur-420-6 | If not, can the applicant clarify and confirm the basis, compatible with WebTAG methodology, on which it has been determined that all the post 2022 development is strictly ‘dependent’ on the infrastructure investment that requires HIF?  | Please refer to the above explanation about the ‘sub-optimal mitigations’. We would like to strengthen further that our approach to calculate the deadweight is fully compliant with the methodology described in WebTAG, as we have modelled the impact of additional developments under the current infrastructure network conditions (i.e. today, an initial scenario P, scenario Q and an intermediate scenario between P and Q). The 2022 cut-off date as established in the Local Plan was only a starting point on which the WebTAG compliant   |

| Ref      | Clarification  | Response  |
|----------|--|---|
| Ur-420-7 | <p>The viability assessment for all of the sites is based on the four largest sites. These four sites account for 68% of the planned housing outputs. The bid states: “We are therefore confident in the robustness of using these assumptions for other sites local to Sittingbourne and Swale. For sites allocated under ‘Windfalls’, an average of the value of Sittingbourne and Swale has been used”.</p> <p>On what basis do you believe that the smaller and windfall sites have the same or similar level of certainty of delivery in the timescale set out at the four major sites? And why are the assumptions for the viability assessment applicable to all sites?</p> | <p>methodology was based on, which determined the level of deadweight to consider in the Land Value Uplift calculations. Please refer to the detail on our approach as described in the Land Value Uplift Report submitted alongside the business case.</p> <p>Viability assessment of all the housing sites within the bid would not be practical, given their number and variances in the timing of delivery. Of the four sites identified, two are located in Sittingbourne and two on the Isle of Sheppey. These two locales are identified as distinct housing markets, and as such the four sites together are representative of this.</p> <p>In terms of certainty of delivery, all of the sites are subject to review to produce the housing land supply, the methodology for which follows guidance and includes developer/landowner projections for both sites with permission (with more than 5 dwellings) and Local Plan allocations. Caution is applied to counter over optimism, with the Council applying its own judgement, supported by local analysis.</p> <p>The calculation for windfalls is derived from 11 years of data and the annual figure used by Swale Borough Council is generally accepted as a cautious estimate.<br/> <a href="https://archive.swale.gov.uk/assets/Planning-General/Planning-Policy/Evidence-Base/Local-Plan-2014/Technical-Paper-5-Calculating-a-windfall-allowance-SBC-2015.pdf">https://archive.swale.gov.uk/assets/Planning-General/Planning-Policy/Evidence-Base/Local-Plan-2014/Technical-Paper-5-Calculating-a-windfall-allowance-SBC-2015.pdf</a></p> |
| Ur-420-8 | <p>Why did you not consider (or at least set out a scenario/sensitivity test) to determine the implications for your bid if it were constrained to those major sites where there is more certainty around delivery?</p>  | <p>The choice of the four major sites to inform the Land Value Uplift calculations was made for practical reasons, given the significant number of sites under consideration, and also because they are considered to be the most representative of all the developments put forward in the bid. However, this does not mean that the other sites, for which viability reports have not been used, have less delivery certainty than the four major sites. It is considered, based on the evidence available and our professional judgements, that all sites have a similar delivery certainty, therefore there was no need to undertake a sensitivity test by where the bid was limited to the four sites for which we used the viability reports.</p>   |
| Ur-420-9 | <p>The issue of Displacement was raised as part of the HCA clarifications. The response given by the bidder was that:</p> <p>“The rationale for the 10% level of displacement is based on the presence of market failure, which indicates that the Swale housing market is more deprived than those in the vicinity areas, therefore we consider it unlikely that delivering additional dwellings in Swale would displace them from happening</p>  | <p>Responded on Ur-420-10.</p>  |



| Ref       | Clarification  | Response  |
|-----------|--|---|
|           | elsewhere. In addition, the HIF developments cover all the developments directly or indirectly affected by the scheme within the Sittingbourne and Sheppey housing market, so no other houses would be displaced within Swale either”. |   |
| Ur-420-10 | Can the bidder please supply the evidence underpinning this ‘rationale’, or highlight where it can be found within the bid documentation.  | <p>The Forward Funding Business Case Guidance (page 20) indicates that market displacement is higher where the housing need is lower, and vice versa, this will be lower where the housing need is higher. The Swale Borough Local Plan sets an ambitious target to deliver 13,192 new houses by 2031, to accommodate the expected growth in population and in employment, with 10,900 new jobs created by 2031.</p> <p>There is strong evidence underpinning a high housing need in the borough, some of which is presented in the Strategic Commissioning Statistical Bulletin (<a href="https://www.kent.gov.uk/_data/assets/pdf_file/0004/28354/house-price-annual-bulletin.pdf">https://www.kent.gov.uk/_data/assets/pdf_file/0004/28354/house-price-annual-bulletin.pdf</a>).</p> <p>Table 3 of this document indicates that 2,236 properties were sold in Swale in 2018, which shows the strong need for housing in the borough. Swale is one of the boroughs in Kent that have sold more properties in 2018. In addition, from table 5, it can be inferred that, in 2018, only around 8% of the sole property were newly-built. This confirms the market failure in the housing market, as outlined in the strategic case, driven by a poor viability for the developers.</p> <p>Effectively, table 2 shows that the average sales price in 2018 in Swale Borough was £272,062, a 20% lower than the average in Kent and lower than all the surrounding borough. With relatively similar construction costs in Kent, this results in a poorer viability for the developers which implies a shortage in housing in Swale.</p> <p>The guidance indicates that displacement can take place where (i) local housing market can be crowded off other locations and (ii) if the housing developments prevents other sites coming forward. The evidence presented above shows that it is unlikely that development elsewhere in Kent is displaced towards Swale, as this would have a greater viability, and no other sites within Swale would stop from coming forward and all the developments dependent on the infrastructure are included in the HIF bid.</p> <p>Therefore, we have adopted a prudent 10% displacement rate, which we believe is in line with our view of the local housing market evidence. We have also undertaken a sensitivity test to assess the robustness of the business case to this factor. Overall, the proportion of additional houses is around 47% (3,661 houses vs. 7,839 houses – please see revised number of dwellings</p> |

| Ref       | Clarification     | Response   |
|-----------|-------------------|--|
| Ur-420-11 | S43(2) [Redacted] | as per other CQs). We believe that this is a reasonable level of overall additionality in line with the evidence presented.<br>S43(2) [Redacted] |

| Ref              | Clarification   | Response  |
|------------------|---|---|
|                  |   | <p>S43(2)</p> <p>[REDACTED]</p>   |
| <p>Ur-420-12</p> | <p>Please restate the main factors driving the poor viability of the four sites used for the LVU analysis.</p>  | <p>The achievable prices in both the Sittingbourne and Isle of Sheppey markets are significantly beneath the average for Kent and yet face similar construction costs, with the additional burden of private sector contributions to non-transport public infrastructure (schools, utilities and health facilities).</p> <p>Please refer to the evidence provided in response to question Ur-420-10 that underpins the poor viability of developments within Swale in comparison with other boroughs in Kent.</p> |
| <p>Ur-420-13</p> | <p>S43(2)</p> <p>[REDACTED]</p> <p>[REDACTED]</p>   | <p>S43(2)</p> <p>[REDACTED]</p> <p>[REDACTED]</p>   |
| <p>Ur-420-14</p> | <p>S43(2)</p> <p>[REDACTED]</p>   | <p>S43(2)</p> <p>[REDACTED]</p>   |
| <p>Ur-420-15</p> | <p>Can the bidder confirm how wider public sector infrastructure investment has been treated (wider infrastructure or small scale transport investment as discussed in previous questions) in the wider LVU/BCR calculations?</p> | <p>We have reviewed how wider public sector infrastructure investment has been treated in the calculation.</p> <p>Please refer to our response to Ur-420-11, but, as a summary, wider public sector infrastructure investment has been covered through developers' S106 contributions, which include:</p>   |

| Ref       | Clarification                   | Response   |
|-----------|---------------------------------|--|
|           |                                 | <ul style="list-style-type: none"> <li>• health;</li> <li>• education (including provisions for new schools);</li> <li>• on and off-site transport infrastructure (in particular, the infrastructure corresponding to Grovehurst Junction and Key Street);</li> <li>• other County services including libraries, social care and youth provision;</li> <li>• local amenities and environmental mitigation payments.</li> </ul> <p>These are not included in the LVU calculation (in accordance with the HIF guidance) but are included in the PVC as a private sector cost and, therefore, reflected in the BCR.</p> |
| Ur-420-16 | <p>S43(2)</p> <p>[Redacted]</p> | <p>S43(2)</p> <p>[Redacted]</p>  |
| Ur-420-17 | <p>S43(2)</p> <p>[Redacted]</p> | <p>S43(2)</p> <p>[Redacted]</p> <p>TEMPRO.</p>   |



| Ref       | Clarification                   | Response                        |
|-----------|---------------------------------|---------------------------------|
| Ur-420-20 | <p>S43(2)</p> <p>[Redacted]</p> | <p>S43(2)</p> <p>[Redacted]</p> |
| Ur-420-21 | <p>S43(2)</p> <p>[Redacted]</p> | <p>S43(2)</p> <p>[Redacted]</p> |
| Ur-420-22 | <p>S43(2)</p> <p>[Redacted]</p> | <p>S43(2)</p> <p>[Redacted]</p> |

| Ref | Clarification | Response |
|-----|---------------|----------|
|     | S43(2)        | S43(2)   |

S40(2)

**From:** S40(2)@kent.gov.uk  
**Sent:** 10 June 2019 17:08  
**To:** HIF-LeadConsultant@steergroup.com; S40(2)@steergroup.com  
**Cc:** S40(2)@dft.gov.uk; HIF\_FF\_DueDiligence; S40(2)@communities.gov.uk;  
S40(2)@steergroup.com; S40(2)@ursusconsulting.co.uk; S40(2)  
**Subject:** RE: HIF420 Clarifications  
**Attachments:** MHCLG\_CQ\_Data Answers\_v1.0.xlsx

Afternoon HIF Lead Consultant Team,

One of our team similarly noticed this oversight earlier today. Please see the attached spreadsheet and accept our apologies for not including it alongside the composite set of responses.

Regards,

S40(2)

S40(2) Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Sent:** 10 June 2019 14:04  
**To:** S40(2)@kent.gov.uk; S40(2)@steergroup.com; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** S40(2)@dft.gov.uk; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2)@communities.gov.uk; S40(2)@steergroup.com; S40(2)@ursusconsulting.co.uk; S40(2)@homesengland.gov.uk  
**Subject:** RE: HIF420 Clarifications

Afternoon S40(2)

Thank you for sending your responses. Please could you also send the spreadsheet containing TEMPRO trip rates used as described in your response to clarification Ur-420-17 (see below)?

|           |        |        |
|-----------|--------|--------|
| Ur-420-17 | S43(2) | S43(2) |
|-----------|--------|--------|

Thank you,

HIF Lead Consultant Team

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**From:** S40(2)@kent.gov.uk S40(2)@kent.gov.uk  
**Sent:** 07 June 2019 16:58  
**To:** S40(2)@steergroup.com; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>



Cc: S40(2) @dft.gov.uk; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) @communities.gov.uk;  
S40(2) @steergroup.com; S40(2) @ursusconsulting.co.uk;  
S40(2) @homesengland.gov.uk

**Subject:** RE: HIF420 Clarifications

Afternoon HIF Lead Consultant Team,

Please accept our apologies for the delay.

A composite set of responses is now attached. Please do let us know if you have any further queries.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2) @steergroup.com>

**Sent:** 05 June 2019 11:44

**To:** S40(2) @kent.gov.uk; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>

**Cc:** S40(2) @dft.gov.uk; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) @communities.gov.uk; S40(2) @steergroup.com; S40(2) @ursusconsulting.co.uk;

S40(2) @homesengland.gov.uk; S40(2) @steergroup.com>

**Subject:** RE: HIF420 Clarifications

S40(2)

Please can you provide an update on the status of these clarification responses as we have not yet received the composite set.

Kind regards,

HIF Lead Consultant Team

---

**From:** S40(2) @kent.gov.uk S40(2) @kent.gov.uk>

**Sent:** 20 May 2019 17:48

**To:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>

**Cc:** S40(2) @dft.gov.uk; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) @communities.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com;

S40(2) @ursusconsulting.co.uk; S40(2) @homesengland.gov.uk

**Subject:** RE: HIF420 Clarifications

Afternoon HIF Lead Consultant Team,

Further to my previous email we have sought to provide an initial set of responses to a number of the clarification questions raised which we hope are useful.

As per my earlier email a composite set of responses will follow by the end of the week.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2)  
**Sent:** 17 May 2019 16:27  
**To:** HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>  
**Cc:** S40(2) <[S40\(2\)@dft.gov.uk](mailto:S40(2)@dft.gov.uk)>; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) <[S40\(2\)@communities.gov.uk](mailto:S40(2)@communities.gov.uk)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@ursusconsulting.co.uk](mailto:S40(2)@ursusconsulting.co.uk)>; S40(2) <[S40\(2\)@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>  
**Subject:** RE: HIF420 Clarifications

Afternoon HIF Lead Consultant Team,

In order to answer the clarification questions properly we have commissioned outputs from one of our consultants (SWECO). It will therefore not be feasible to respond within the 7 day period. We are now only able to respond by the end of next week (i.e. 24 May 2019). We apologise for the delay but this is outside of our control.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>  
**Sent:** 13 May 2019 14:48  
**To:** S40(2) <[S40\(2\)@kent.gov.uk](mailto:S40(2)@kent.gov.uk)>  
**Cc:** HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>; S40(2) <[S40\(2\)@dft.gov.uk](mailto:S40(2)@dft.gov.uk)>; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) <[S40\(2\)@communities.gov.uk](mailto:S40(2)@communities.gov.uk)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@ursusconsulting.co.uk](mailto:S40(2)@ursusconsulting.co.uk)>  
**Subject:** HIF420 Clarifications

S40(2)

Thanks for submitting the HIF bid for HIF420 - Swale Transport Infrastructure.

An initial review of the Economic Case submitted in support of the project has now been completed on behalf of MHCLG.

As part of this, it's standard to get asked clarification questions so we can get a clear picture of the value for money of the scheme, which we have attached. These questions need to be settled for us to come to a view on value for money so please ensure they are answered in sufficient detail. We are likely to ask further questions in the coming months once we have considered the economic case further.

In order for your case to progress and be considered, the questions in the attached must be answered within 7 days.

Please let us know if any of the questions are unclear.

When you have collated your responses, please can you email them to us with this cc list copied, and also upload to the Homes England portal where you submitted your bid.

Kind regards,

HIF Lead Consultant Team



S40(2)

**From:** S40(2) [redacted]@steergroup.com>  
**Sent:** 09 July 2019 13:31  
**To:** HIF\_FF\_DueDiligence  
**Cc:** HIF-LeadConsultant  
**Subject:** RE: HIF420 Round 2 Clarifications

Can you advise on this one please?

S40(2)

[redacted]



**Manchester office**

Direct S40(2) [redacted]  
Mobile S40(2) [redacted]  
Switchboard +44 161 261 9140

[www.steergroup.com](http://www.steergroup.com)

---

**From:** S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@kent.gov.uk>  
**Sent:** 09 July 2019 13:18  
**To:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) [redacted]@steergroup.com; S40(2) [redacted]@steergroup.com; S40(2) [redacted]@ursusconsulting.co.uk; S40(2) [redacted]@homesengland.gov.uk; S40(2) [redacted]@dft.gov.uk; S40(2) [redacted]@communities.gov.uk  
**Subject:** RE: HIF420 Round 2 Clarifications

Afternoon HIF Lead Consultant Team,

The portal is currently closed and we are therefore unable to upload our latest set of responses.

Please can someone advise when the portal is reopened?

Regards,

S40(2)

S40(2) [redacted] | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) [redacted] | External: S40(2) [redacted] | Mobile: S40(2) [redacted] | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2) [redacted]  
**Sent:** 08 July 2019 21:20  
**To:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) [redacted]@steergroup.com; S40(2) [redacted]@steergroup.com; S40(2) [redacted]@ursusconsulting.co.uk; S40(2) [redacted]@homesengland.gov.uk; S40(2) [redacted]@dft.gov.uk; S40(2) [redacted]@communities.gov.uk  
**Subject:** RE: HIF420 Round 2 Clarifications

Afternoon HIF Lead Consultant Team,

Please find attached our responses to the latest round of clarification questions.

The responses will be uploaded to the Homes England portal shortly.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>

**Sent:** 02 July 2019 14:37

**To:** S40(2) @kent.gov.uk

**Cc:** HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>; HIF FF DueDiligence@homesengland.gov.uk;

S40(2) @steergroup.com; S40(2) @steergroup.com;

S40(2) @ursusconsulting.co.uk; S40(2) @homesengland.gov.uk;

S40(2) @dft.gov.uk; S40(2) @communities.gov.uk

**Subject:** HIF420 Round 2 Clarifications

S40(2)

Thanks for your response to the initial round of clarification questions.

A further review of the Economic Case submitted in support of the project has now been completed on behalf of MHCLG.

These questions need to be settled for us to come to a view on value for money so please ensure they are answered in sufficient detail. We may ask further questions in the coming months once we have considered the economic case and clarification responses further.

**In order for your case to progress and be considered, please respond to the questions in the attached by close of play Monday 8 July at the latest.**

Please let us know if any of the questions are unclear.

When you have collated your responses, please can you email them to us with this cc list copied, and also upload to the Homes England portal where you submitted your bid.

Kind regards,

HIF Lead Consultant Team



S40(2)

**From:** S40(2) @kent.gov.uk  
**Sent:** 11 July 2019 16:44  
**To:** HIF-LeadConsultant@steergroup.com  
**Cc:** HIF\_FF\_DueDiligence; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @ursusconsulting.co.uk; S40(2) @dft.gov.uk; S40(2) @communities.gov.uk  
**Subject:** RE: HIF420 Round 2 Clarifications

Afternoon HIF Lead Consultant Team,

Our latest set of responses has now been uploaded.

Thank you for your assistance.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2)  
**Sent:** 09 July 2019 13:18  
**To:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @ursusconsulting.co.uk; S40(2) @homesengland.gov.uk; S40(2) @dft.gov.uk; S40(2) @communities.gov.uk  
**Subject:** RE: HIF420 Round 2 Clarifications

Afternoon HIF Lead Consultant Team,

The portal is currently closed and we are therefore unable to upload our latest set of responses.

Please can someone advise when the portal is reopened?

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2)  
**Sent:** 08 July 2019 21:20  
**To:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) @steergroup.com; S40(2)

S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@ursusconsulting.co.uk; S40(2) [redacted]  
S40(2) [redacted]@homesengland.gov.uk>; S40(2) [redacted]@dft.gov.uk; S40(2) [redacted]@communities.gov.uk

**Subject:** RE: HIF420 Round 2 Clarifications

Afternoon HIF Lead Consultant Team,

Please find attached our responses to the latest round of clarification questions.

The responses will be uploaded to the Homes England portal shortly.

Regards,

S40(2) [redacted]

S40(2) [redacted] Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) [redacted]  
| External: S40(2) [redacted] | Mobile: S40(2) [redacted] | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>

**Sent:** 02 July 2019 14:37

**To:** S40(2) [redacted]@kent.gov.uk>

**Cc:** HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>; HIF\_FF\_DueDiligence@homesengland.gov.uk;

S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@steergroup.com>;

S40(2) [redacted]@ursusconsulting.co.uk; S40(2) [redacted]@homesengland.gov.uk>;

S40(2) [redacted]@dft.gov.uk; S40(2) [redacted]@communities.gov.uk

**Subject:** HIF420 Round 2 Clarifications

S40(2) [redacted]

Thanks for your response to the initial round of clarification questions.

A further review of the Economic Case submitted in support of the project has now been completed on behalf of MHCLG.

These questions need to be settled for us to come to a view on value for money so please ensure they are answered in sufficient detail. We may ask further questions in the coming months once we have considered the economic case and clarification responses further.

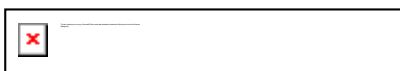
**In order for your case to progress and be considered, please respond to the questions in the attached by close of play Monday 8 July at the latest.**

Please let us know if any of the questions are unclear.

When you have collated your responses, please can you email them to us with this cc list copied, and also upload to the Homes England portal where you submitted your bid.

Kind regards,

HIF Lead Consultant Team



S40(2)

**From:** S40(2) @kent.gov.uk  
**Sent:** 08 July 2019 21:20  
**To:** HIF-LeadConsultant@steergroup.com  
**Cc:** HIF\_FF\_DueDiligence; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @ursusconsulting.co.uk; S40(2) @dft.gov.uk; S40(2) @communities.gov.uk  
**Subject:** RE: HIF420 Round 2 Clarifications  
**Attachments:** HIF-FF-420 Round 2 Clarification Questions\_Response.docx; Swale HIF\_LVU Assumptions Summary Note\_v2.0.docx; Economic Appraisal Report\_v1.00.pdf

Afternoon HIF Lead Consultant Team,

Please find attached our responses to the latest round of clarification questions.

The responses will be uploaded to the Homes England portal shortly.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Sent:** 02 July 2019 14:37  
**To:** S40(2) @kent.gov.uk  
**Cc:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @ursusconsulting.co.uk; S40(2) @homesengland.gov.uk; S40(2) @dft.gov.uk; S40(2) @communities.gov.uk  
**Subject:** HIF420 Round 2 Clarifications

S40(2)

Thanks for your response to the initial round of clarification questions.

A further review of the Economic Case submitted in support of the project has now been completed on behalf of MHCLG.

These questions need to be settled for us to come to a view on value for money so please ensure they are answered in sufficient detail. We may ask further questions in the coming months once we have considered the economic case and clarification responses further.

**In order for your case to progress and be considered, please respond to the questions in the attached by close of play Monday 8 July at the latest.**

Please let us know if any of the questions are unclear.



When you have collated your responses, please can you email them to us with this cc list copied, and also upload to the Homes England portal where you submitted your bid.

Kind regards,

HIF Lead Consultant Team



S40(2)

---

**From:** S40(2) @swale.gov.uk>  
**Sent:** 24 April 2019 16:21  
**To:** S40(2) @kent.gov.uk  
**Cc:** S40(2) @steergroup.com; S40(2)  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL - Queenborough & Rushenden sites

Hi S40(2)

That's fine for me, and I believe S40(2) who can confirm. Please send invitations to the two of us, as I think it will just be us.

---

**From:** S40(2) @deloitte.co.uk>  
**Sent:** 24 April 2019 16:19  
**To:** S40(2) @swale.gov.uk>; S40(2) @swale.gov.uk>; S40(2) @kent.gov.uk  
**Cc:** S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @deloitte.co.uk>; S40(2) @deloitte.co.uk>  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL - Queenborough & Rushenden sites

Hi S40(2)

Thanks for coming back to me so quickly.

Would 2:30pm to 3:30pm on Friday afternoon suit? If so please let me know who to circulate the dial in details to.

Kind regards,

S40(2)

S40(2)  
| Deloitte LLP  
D: S40(2) | M: S40(2)  
S40(2) @deloitte.co.uk | www.deloitte.co.uk

---

**From:** S40(2) @swale.gov.uk>  
**Sent:** 24 April 2019 15:52  
**To:** S40(2) @deloitte.co.uk>; S40(2) @swale.gov.uk>; S40(2) @kent.gov.uk  
**Cc:** S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @deloitte.co.uk>; S40(2) @deloitte.co.uk>  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL - Queenborough & Rushenden sites

Hi S40(2)

Both S40(2) and I are not able to make a call tomorrow, but would like to suggest Friday afternoon (I have S40(2) visiting in the morning)

Thanks

S40(2)

---

**From:** S40(2) @deloitte.co.uk>  
**Sent:** 24 April 2019 13:47  
**To:** S40(2) @swale.gov.uk>  
**Cc:** S40(2) @homesengland.gov.uk>; S40(2) S40(2) @homesengland.gov.uk>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @deloitte.co.uk>; S40(2) @deloitte.co.uk>  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL - Queenborough & Rushenden sites

Hi S40(2)

Many thanks for sending through an updated version of the land value uplift report reflecting the change to the unit numbers. We will work through this noting the changes you have made.

On this basis it would be helpful if a call could be arranged for tomorrow, ideally in the afternoon, between Deloitte, S40(2) and S40(2) (Homes England), S40(2) and S40(2) (Steer) along with whoever is appropriate from the applicant client side.

The purpose of the call will be to review the implications of the updated report provided and also to review a number of the underlying assumptions that feed into the Economic Case. For example, the average unit size assumptions (we think that both 470-480 sq ft for a flat and possibly 1,000 sq ft for a house are smaller than we would expect, and have not been sufficiently evidence based).

In this context it would be helpful to have to hand the Development Assumptions input sheet within Steer's "Swale\_LVU\_v1.0.xlsx" cashflow, along with the document provided titled 'Attachment 6.1.8 Housing Costs Assumptions', to aid our discussion.

Just in case any further work is being undertaken from your side in regards to any unchanged sections of the Land Value Uplift Report (e.g. sensitivity tests), it might be prudent to pause this until after our discussion tomorrow afternoon.

Please can you advise on your own, and Steer's availability for a call tomorrow afternoon and I can circulate conference details when I hear back from you.

Kind regards,  
S40(2)

S40(2) | Deloitte LLP  
D: S40(2) | M: S40(2)  
S40(2) @deloitte.co.uk | www.deloitte.co.uk

---

**From:** S40(2) @swale.gov.uk>  
**Sent:** 24 April 2019 10:42  
**To:** S40(2) @deloitte.co.uk>  
**Cc:** S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @kent.gov.uk>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @deloitte.co.uk>;  
HIF\_FF\_DueDiligence <HIF\_FF\_DueDiligence@homesengland.gov.uk>  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL - Queenborough & Rushenden sites

Hi S40(2)

Attached is a version of the report, within which a number of tables have been updated (those indicated as [UPDATED]), including table 2.6 at Page 25.

Please note that the text in the report might not be updated accordingly and the sensitivity tests have not.

Thanks

S40(2)

**From:** S40(2) @deloitte.co.uk  
**Sent:** 23 April 2019 11:54  
**To:** S40(2) @swale.gov.uk  
**Cc:** S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @deloitte.co.uk;  
HIF\_FF\_DueDiligence <HIF\_FF\_DueDiligence@homesengland.gov.uk>  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL - Queenborough & Rushenden sites

S40(2)

Thank you and colleagues for this and the wider responses of Friday – appreciated.

We are working through everything but on this particular aspect, for completeness please could a revised Table 2.6. of the Land Value Uplift be put together and sent over please.

Many thanks.

S40(2)

S40(2)  
Deloitte LLP  
D: S40(2) | M: S40(2)  
S40(2) @deloitte.co.uk | www.deloitte.co.uk

**From:** S40(2) @swale.gov.uk  
**Sent:** 18 April 2019 13:57  
**To:** S40(2) @deloitte.co.uk  
**Cc:** S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @deloitte.co.uk; HIF\_FF\_DueDiligence <HIF\_FF\_DueDiligence@homesengland.gov.uk>  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL - Queenborough & Rushenden sites

Hi S40(2)

I think is relatively straightforward, and I will attempt to set out the position as follows

Three sites identified in the FF HIF application make up the Queenborough and Rushenden site, and table below sets out the position in respect of deadweight and additionality as per the submission

|    |  |  |  |  |  |
|----|--|--|--|--|--|
| S4 |  |  |  |  |  |
|    |  |  |  |  |  |
|    |  |  |  |  |  |
|    |  |  |  |  |  |
|    |  |  |  |  |  |

S43(2)

S43(2)

I trust that clarifies matters sufficiently, but let me know if you need anything else

Kind regards

S40(2)

---

**From:** S40(2) @deloitte.co.uk>  
**Sent:** 18 April 2019 13:07  
**To:** S40(2) @swale.gov.uk>  
**Cc:** S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @deloitte.co.uk>; HIF\_FF\_DueDiligence <HIF\_FF\_DueDiligence@homesengland.gov.uk>  
**Subject:** HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL - Queenborough & Rushenden sites

S40(2)

Re the potential overlap in unit counting between the 2018 MVF application and the FF application, as discussed earlier, please find attached the following:

S43(2)

[Redacted]

[Redacted]

I'm not sure if process requires – or time permits – a formal update of the Land Value Uplift Report, but the updated presentation S40(2) set over earlier this morning would change again, including in respect of the unit numbers unlocked throughout, the LVU numbers on page 11, the Sensitivity Tests on page 12 and the Economic Case Summary on page 18.

Copied to S40 for info, and further to my voicemail yesterday

Best

S40(2)

Deloitte LLP

1 New Street Square, London, EC4A 3HQ

D: S40(2)

| M: S40(2)

S40(2)

@deloitte.co.uk | www.deloitte.co.uk

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This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity they are addressed. If you have received this email in error please notify [postmaster@swale.gov.uk](mailto:postmaster@swale.gov.uk)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity they are addressed. If you have received this email in error please notify [postmaster@swale.gov.uk](mailto:postmaster@swale.gov.uk)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity they are addressed. If you have received this email in error please notify [postmaster@swale.gov.uk](mailto:postmaster@swale.gov.uk)

S40(2)

**From:** S40(2) @kent.gov.uk  
**Sent:** 18 April 2019 10:49  
**To:** S40(2) @deloitte.co.uk; S40(2) @steergroup.com; S40(2)  
**Cc:** S40(2) @swale.gov.uk; S40(2) @allendadswell.co.uk; S40(2) @deloitte.co.uk; S40(2)  
S40(2) @steergroup.com; S40(2) @deloitte.co.uk;  
S40(2) @kent.gov.uk; S40(2) @steergroup.com; HIF\_FF\_DueDiligence;  
S40(2) @deloitte.co.uk; S40(2) @allendadswell.co.uk  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL  
**Attachments:** Revised HIF ask - letter to HE 18-04-19 Rev1.pdf

Hi S40(2)

Slight amendment made to clarify the position – hopefully this reads more accurately.

Regards

S40(2)

---

**From:** S40(2) @homesengland.gov.uk>  
**Sent:** 18 April 2019 10:27  
**To:** S40(2) @kent.gov.uk>; S40(2) @deloitte.co.uk;  
S40(2) @steergroup.com; S40(2) @homesengland.gov.uk>  
**Cc:** S40(2) @swale.gov.uk; S40(2) @allendadswell.co.uk; S40(2) @deloitte.co.uk; S40(2) @homesengland.gov.uk>; S40(2) @steergroup.com; S40(2) @deloitte.co.uk; S40(2) @kent.gov.uk>; S40(2) @steergroup.com; HIF\_FF\_DueDiligence  
<HIF\_FF\_DueDiligence@homesengland.gov.uk>; S40(2) @deloitte.co.uk; S40(2) @allendadswell.co.uk  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL

Hi S40(2)

This is great, but can you amend it to make it clear that revised figure is due to an error in how Kent/Swale recorded the life costs in the bid. At the moment it reads as if HE has told you to amend the bid with no reason given.

Thanks

S40(2)

S40(2)  
| Homes England  
Windsor House, 42-50 Victoria Street, London, SW1H 0TL  
Tel: S40(2)  
Mob: +44 S40(2)



---

**From:** S40(2) @kent.gov.uk [mailto:S40(2)@kent.gov.uk]  
**Sent:** 18 April 2019 10:17  
**To:** S40(2) @deloitte.co.uk; S40(2) @steergroup.com; S40(2)  
**Cc:** S40(2) @swale.gov.uk; S40(2) @allendadswell.co.uk; S40(2) @deloitte.co.uk; S40(2);  
S40(2) @steergroup.com; S40(2) @deloitte.co.uk; S40(2) @kent.gov.uk;  
S40(2) @steergroup.com; HIF\_FF\_DueDiligence; S40(2) @deloitte.co.uk;

S40(2) @allendadswell.co.uk

Subject: RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL

Hi S40(2)

As requested, please find attached, the formal letter relating to the revised HIF ask. I hope that this is in order and do let me know if you have any queries.

Regards

S40(2)

---

From: S40(2) @homesengland.gov.uk>  
 Sent: 18 April 2019 09:03  
 To: S40(2) @kent.gov.uk>; S40(2) @deloitte.co.uk;  
 S40(2) @steergroup.com; S40(2) @homesengland.gov.uk>  
 Cc: S40(2) @swale.gov.uk; S40(2) @allendadswell.co.uk; S40(2) @deloitte.co.uk; S40(2) @homesengland.gov.uk>; S40(2) @steergroup.com; S40(2) @deloitte.co.uk; S40(2) @kent.gov.uk>; S40(2) @steergroup.com; HIF\_FF\_DueDiligence <HIF\_FF\_DueDiligence@homesengland.gov.uk>; S40(2) @deloitte.co.uk; S40(2) @allendadswell.co.uk; S40(2) @homesengland.gov.uk>

Subject: RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL

Hi S40(2)

A short one page letter on the letterhead of Kent County Council would be sufficient, explaining an error has been made and what the revised HIF ask is etc.

As S4 has mentioned this needs to be done this morning, otherwise the bid ask will remain at £46m.

Happy to discuss if you would like to call me.

Thanks

S4

S40(2)  
 [Redacted] | Homes England  
 Windsor House, 42-50 Victoria Street, London, SW1H 0TL  
 Tel: S40(2)  
 Mob: S40(2)




---

From: S40(2) @kent.gov.uk [mailto:S40(2) @kent.gov.uk]  
 Sent: 18 April 2019 09:00  
 To: S40(2) @deloitte.co.uk; S40(2) @steergroup.com; S40(2)  
 Cc: S40(2) @swale.gov.uk; S40(2) @allendadswell.co.uk; S40(2) @deloitte.co.uk; S40(2)  
 S40(2) @steergroup.com; S40(2) @deloitte.co.uk; S40(2) @kent.gov.uk;  
 S40(2) @steergroup.com; HIF\_FF\_DueDiligence; S40(2) @deloitte.co.uk;  
 S40(2) @allendadswell.co.uk; S40(2)

Subject: RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL

Good morning S4



I have emailed S40(2) for a bit of a steer on the format/wording for the formal request but in the meantime, would you also be able to advise please?

Many thanks

S40(2)

---

**From:** S40(2) @deloitte.co.uk>  
**Sent:** 17 April 2019 17:00  
**To:** S40(2) @steergroup.com>; S40(2) @homesengland.gov.uk>  
**Cc:** S40(2) @swale.gov.uk; S40(2) @allendadswell.co.uk; S40(2) @kent.gov.uk>; S40(2) @deloitte.co.uk>; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @steergroup.com>; S40(2) @deloitte.co.uk>; S40(2) @kent.gov.uk>; S40(2) @steergroup.com>; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) @deloitte.co.uk>; S40(2) @allendadswell.co.uk  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL  
**Importance:** High

S40(2)

I've just been informed that Homes England will require a formal request to adjust/reduce the HIF Request by tomorrow morning.

Could you please arrange for this to be submitted ASAP.

Regards,

S4

S40(2)  
Deloitte LLP  
D: S40(2) | M: S40(2)  
S40(2)@deloitte.co.uk | www.deloitte.co.uk

---

**From:** S40(2)  
**Sent:** 17 April 2019 13:22  
**To:** S40(2) @steergroup.com>; S40(2) @homesengland.gov.uk>  
**Cc:** S40(2) @swale.gov.uk; S40(2) @allendadswell.co.uk; S40(2) @kent.gov.uk; S40(2) @deloitte.co.uk>; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @steergroup.com>; S40(2) @deloitte.co.uk>; S40(2) @kent.gov.uk; S40(2) @steergroup.com>; HIF\_FF\_DueDiligence@homesengland.gov.uk; S40(2) @deloitte.co.uk>; S40(2) @allendadswell.co.uk  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL

S40(2)

Thank you for your quick response, much appreciated.

I do not believe there is a requirement to resubmit your business case, but due to a fairly substantial change to the funding request I believe a detailed recalibrated cost summary will be required to substantiated the revised funding request.

S40(2) – From an economic appraisal / modelling perspective, will you require any revised information based on the below reduction in WLC's / Commuted Sums?

Regards,

S4

S40(2)  
Deloitte LLP  
D: S40(2) | M: S40(2)  
S40(2)@deloitte.co.uk | www.deloitte.co.uk

---

**From:** S40(2)@steergroup.com  
**Sent:** 17 April 2019 12:15  
**To:** S40(2)@deloitte.co.uk; S40(2)@allendadswell.co.uk  
**Cc:** S40(2)@swale.gov.uk; S40(2)@allendadswell.co.uk; S40(2)@kent.gov.uk; S40(2)@deloitte.co.uk; S40(2)@homesengland.gov.uk; S40(2)@homesengland.gov.uk; S40(2)@steergroup.com; S40(2)@deloitte.co.uk; S40(2)@kent.gov.uk; S40(2)@steergroup.com  
**Subject:** RE: HIF-FF-Swale 000420 – OFFICIAL SENSITIVE – COMMERCIAL

Hi S et al,

Thanks for the useful clarification call earlier – I have noted below my responses in green.

S40(2) might want to add some elements to it as well.

Please let me know if there is any further clarification you need from us.

Thanks,

S40(2)



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Mobile S40(2)  
Switchboard +44 20 7910 5000

www.steergroup.com

---

**From:** S40(2)@deloitte.co.uk  
**Sent:** 17 April 2019 11:04  
**To:** S40(2)@steergroup.com; S40(2)@allendadswell.co.uk  
**Cc:** S40(2)@swale.gov.uk; S40(2)@allendadswell.co.uk; S40(2)@kent.gov.uk; S40(2)@deloitte.co.uk; S40(2)@homesengland.gov.uk; S40(2)@homesengland.gov.uk; S40(2)@steergroup.com; S40(2)@deloitte.co.uk; S40(2)@kent.gov.uk; S40(2)

S40(2)

---

**From:** S40(2) [redacted]@swale.gov.uk>  
**Sent:** 03 July 2019 09:45  
**To:** S40(2) [redacted]  
**Subject:** RE: Planning objections

Hi S40(2) [redacted]

Hope you are well. Apologies, but on top of S40(2) [redacted] not being around, I was off sick yesterday. I've consulted with planning colleagues and the current position is as follows

SW Sittingbourne – The draft terms of the S106 Agreement were reported back to Members on 20<sup>th</sup> June. With a list of specific concerns, Members voted against approving these terms and voted to bring the whole application back to committee for consideration. Officers are currently seeking to find an appropriate date for a stand-alone committee to do this, which is likely to be in August or September.

Barton Hill Drive – the application is due to be reported back to the planning committee on the 18<sup>th</sup> July with an officer recommendation to approve.

3 applications covering the North West Sittingbourne allocation (listed as Land North of Quinton Road and Land at Great Grovehurst Farm in the site list) are likely to be reported in autumn with the intention to report all three to the same meeting. However in order to report the applications to Committee, officers are of the view that we will need to have, among other things, a “no objection” response from Highways England(HE) and from KCC Highways, with concerns about impacts on Junction 5 M2, the A249 Junctions and the local road network. Negotiations are ongoing between the developers, HE officials and with KCC. Other potential issues still to be finalised are the need to get firm assurances from the developers to secure the provision of a school land to KCC at nil cost to them and via Network Rail to get confirmation that access/improvements to the Kemsley Halt have been resolved/secured – these matters are still ongoing but it is hoped will be resolved soon.

---

**From:** S40(2) [redacted]@homesengland.gov.uk>  
**Sent:** 02 July 2019 08:57  
**To:** S40(2) [redacted]@swale.gov.uk>  
**Cc:** S40(2) [redacted]@swale.gov.uk>  
**Subject:** FW: Planning objections

Hi S40(2) [redacted]

I received S40(2) [redacted] out of office till 8 July.

I would be grateful for an update on the below and for your background I am the lead assessor of Swales/Kent's HIF bid.

Many thanks,

S4 [redacted]

S40(2) [redacted]

S40(2)



Homes  
England

S40(2)

S40(2)

Windsor House  
42-50 Victoria Street  
London  
SW1H 0TL

---

**From:** S40(2)  
**Sent:** 02 July 2019 08:56  
**To:** S40(2)  
**Subject:** RE: Planning objections

Hi S40(2) S40(2)

I hope you are well.

Having reviewed the minutes of last month's planning committee I see that the planning application at SW Sittingbourne was deferred and I would like to an update on this and the other two pending planning applications please?

It would be great if you could provide an update today if possible.

Many thanks

S4

S40(2)



Homes  
England

S40(2)

S40(2)

Windsor House  
42-50 Victoria Street  
London  
SW1H 0TL

---

**From:** S40(2) [mailto:[S40\(2\)@swale.gov.uk](mailto:S40(2)@swale.gov.uk)]  
**Sent:** 06 June 2019 15:55  
**To:** S40(2)  
**Cc:** S40(2)  
**Subject:** [EXT] Planning objections

Hi S40(2)

As promised I have liaised with my planning colleagues regarding the applications at South West Sittingbourne and North West Sittingbourne (for reference the latter relates to those sites identified as North of Quinton Road and Land at Great Grovehurst Farm). Rather than go through a raft of individual objections and points raised, I have sought to characterise the objection around the most common themes. None of the objections would be described as unexpected, and the it is the Highways concerns which present the principle challenges for the developments coming forward.

At SW Sittingbourne the nature of the community objections are focused on Highway / traffic flow impacts for the local road network and for the strategic road network and a perceived lack of infrastructure capacity across various areas include roads, schools, healthcare and services.

At NW Sittingbourne, it appears that the level of neighbour and local response for scheme of this size has been more limited, but of the concerns raised the focus has been around the impact on residential amenity (specifically to dwellings in Bramblefield Lane, the loss of good quality farmland and inadequate infrastructure – water capacity is cited as an example.

For Barton Hill Drive the objections focused on the Highway / traffic flow impacts for the local road network and for the strategic road network, the impact on local infrastructure, including health and schools and the environmental impact, including the loss of greenspace

If you require further detail then please let us know.

Thanks

S40(2)

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**From:** S40(2) [mailto:S40(2)]@kent.gov.uk  
**Sent:** 30 April 2019 17:02  
**To:** S40(2)@swale.gov.uk; S40(2)@kent.gov.uk  
**Cc:** HIF\_FF\_DueDiligence; S40(2)@deloitte.co.uk; S40(2)@deloitte.co.uk; S40(2)@dft.gov.uk; S40(2)@deloitte.co.uk; S40(2)@swale.gov.uk; S40(2)@kent.gov.uk; S40(2)@steergroup.com; S40(2)@steergroup.com  
**Subject:** RE: Swale - DfT Clarification Questions

Afternoon S40(2)

Thank you for your email.

Please see our initial responses in red below.

Regards,

S40(2)

S40(2) Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2)@homesengland.gov.uk  
**Sent:** 29 April 2019 14:42  
**To:** S40(2)@swale.gov.uk; S40(2)@kent.gov.uk; S40(2)@kent.gov.uk  
**Cc:** HIF\_FF\_DueDiligence <HIF\_FF\_DueDiligence@homesengland.gov.uk>; S40(2)@deloitte.co.uk; S40(2)@deloitte.co.uk; S40(2)@dft.gov.uk; S40(2)@deloitte.co.uk  
**Subject:** Swale - DfT Clarification Questions

Hi S40(2) S40(2)

I hope you are both well and had a good weekend.

Many thanks for organising the site visit for S40(2) on Friday and following on from this please find the clarification questions from DfT:

1. Can you give further details of your plans to cover the funding gap of £17.5m to complete the M2 Junction 5 improvements.

In addition to Kent County Council's (KCC) and Swale Borough Council's £2.5 million contribution to the scheme, a bid is being worked up for the remaining gap funding from the Major Road Network (MRN) through the shadow Sub-National Transport Body (STB) – Transport for the South East (TfSE). **Highways England** is preparing an Outline Business Case (OBC) to submit to TfSE for prioritisation within its list of potential MRN schemes across the South East which it will submit to the Department for Transport (DfT) in a priority order following the meeting of the TfSE shadow Board in June. It will then be for the DfT to decide which MRN schemes receive funding for delivery in the 2020 to 2025 period. Although M2 Junction 5 is part of the Strategic Road Network (SRN) and is a committed scheme in the Road Investment Strategy (RIS), it is at the interface of the SRN with the MRN (A249 south of Stockbury roundabout is MRN) and therefore the benefits of a flyover of this roundabout are to both the A249 northbound (SRN) and A249 southbound (MRN) as well to the interchange with the M2.

One of the primary objectives of the MRN is to support the SRN (alongside reducing congestion, supporting economic growth and rebalancing, supporting housing delivery and supporting all road users), which this scheme at the interface of the SRN and MRN, will achieve; therefore should be eligible for funding. If successful, funding will be released in the early part of the programme (2021/22).

Notwithstanding the above, if further details of plans to cover the funding gap are required, then we defer to Highways England because delivery of the M2 J5 improvements is a Highways England scheme.

2. Modelling : Where is the demand forecasting report, which would accompany the LMVR. Where are the TUBA data quantified and monetised.

SWECO did not produce a demand forecasting report, but did produce a note outlining the modelling scenarios and key assumptions. There is some other detail about the modelling approach adopted in Chapter 4 of the Economic Appraisal Report. Both documents are attached.

3. Transport external costs: Please could you provide a detailed breakdown of the total NPV, PVB, PVC over the appraisal period for specifically each of these dependencies (Scenario S vs P and Scenario R vs S).

In the attached Economic Appraisal Report we have presented (see Tables 5.1 and 6.1) a breakdown of all the present values of the costs and benefits under each of the two scenarios over the appraisal period.

S40(2) could you add these and the responses to the clarification questions master spreadsheet please?

Many thanks

S4

S40(2)

Windsor House, 42-50 Victoria Street, London, SW1H 0TL

Tel: S40(2)

Mob: S40(2)



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S40(2)

---

**From:** S40(2)  
**Sent:** 21 August 2019 11:13  
**To:** S40(2)@kent.gov.uk  
**Subject:** RE: Swale HIF Bid

Hi S40(

I totally appreciate where you are coming from, however I cannot provide any more details over timings at this stage.

Many thanks

S4

S40(2)



S40(2)

S40(2)

Windsor House  
42-50 Victoria Street  
London  
SW1H 0TL

---

**From:** S40(2)@kent.gov.uk [mailto:S40(2)@kent.gov.uk]  
**Sent:** 21 August 2019 11:06  
**To:** S40(2)  
**Subject:** RE: Swale HIF Bid

Hi S40

I am good thank you and thanks for the quick reply.

Its fair to say the rumour mill got running rather quickly and yes, the link you copied is the one I accessed to see if there were any information available being mindful that S40(2) is currently away on leave.

I am pleased to note that assessments are still being undertaken and hopeful that we will ultimately be successful – I appreciate that you are not able to comment on the actual status at this point in time but I did wonder if you might have an inkling as to when the assessment period runs to and when we might hear? This would be helpful to understand so I can better manage expectations/political queries and consultants currently working on the scheme designs.

Many thanks and regards,

S40(

---

**From:** S40(2) [redacted]@homesengland.gov.uk>

**Sent:** 21 August 2019 10:58

**To:** S40(2) [redacted]@kent.gov.uk>

**Subject:** RE: Swale HIF Bid

Hi S40(2) [redacted]

I hope you are well.

The assessment period is still currently underway for Swale so I cannot comment on the status of your bid at this time.

I think you are referring to the following - <https://www.gov.uk/government/news/600-million-boost-for-housing>

Many thanks,

S40(2) [redacted]

S40(2) [redacted]  
[redacted]



S40(2) [redacted]

S40(2) [redacted]

Windsor House  
42-50 Victoria Street  
London  
SW1H 0TL

---

**From:** S40(2) [redacted]@kent.gov.uk [mailto:S40(2) [redacted]@kent.gov.uk]

**Sent:** 20 August 2019 15:39

**To:** S40(2) [redacted]

**Subject:** Swale HIF Bid

Hi S40(2) [redacted]

I hope this finds you well.

I heard a rumour that announcements had been made very recently and as S40(2) [redacted] is away, I wondered if you might be in a position to say if we were successful with ours? Looking at the .GOV site, it would appear not to be the case.....I hope I am wrong!!

Many thanks

S40(2) [redacted]

[redacted]  
Kent County Council  
Highways, Transportation and Waste

County Hall  
Maidstone  
ME14 1XX  
Tel: S40(2)  
Mob: S40(2)

---

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S40(2)

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**From:** S40(2) @kent.gov.uk  
**Sent:** 29 April 2019 08:44  
**To:** S40(2) @deloitte.co.uk  
**Cc:** S40(2) @dft.gov.uk; S40(2) @deloitte.co.uk; HIF\_FF\_DueDiligence  
**Subject:** RE: Swale Infrastructure  
**Attachments:** M2 Junction 5 - Project report 18 04 19.pdf; RE: M2 Junction 5 Progress Update Report for the Swale HIF bid submission

Good morning S40(2)

Please find attached, a progress report from the PM for M2 junction 5 and a follow up email relating to some rumours I had heard about the funding gap and scheme certainty – hopefully these will go some way to answering your points below.

Do let me know if you have any further queries.

Regards

S40(2)

---

**From:** S40(2) @deloitte.co.uk  
**Sent:** 25 April 2019 16:16  
**To:** S40(2) @kent.gov.uk  
**Cc:** S40(2) @homesengland.gov.uk; S40(2) @dft.gov.uk; S40(2) @deloitte.co.uk  
**Subject:** RE: Swale Infrastructure

S40(2)

Many thanks for your email and attachments. These and our conversation yesterday help me understand the land picture and programme rather better.

With respect to the Highways England M2 J5 works, we discussed the interdependency of your programme with theirs and the fact that there remains some doubt over:

i) S43(2)

S

3(

2)

Kind regards

S40(2)

| Deloitte LLP

D: S40(2)

| M: S40(2)

S40(2)@deloitte.co.uk | www.deloitte.co.uk

---

**From:** S40(2) @kent.gov.uk; S40(2) @kent.gov.uk  
**Sent:** 25 April 2019 11:02  
**To:** S40(2) @deloitte.co.uk  
**Subject:** Swale Infrastructure

Good morning S4

Thanks for the call yesterday and I hope some of the detail was of use.

As requested, I have attached a couple of drawings for both the key Street and Grovehurst Road schemes that shows the outline of the proposals and the land ownership. There are, I understand, 4 affected landowners at each location and our Agents have written to all, providing them with the initial proposals for comment. To date, we have had responses back pertaining to Grovehurst Road which indicate a high level of support for the scheme and a willingness to be involved in any future engagement exercises which will be routinely undertaken.

As for Key Street, and considering the lack of response so far, I will be making direct contact with the individuals to seek their opinions and also a meeting to discuss the emerging design. This will extend to wider engagement with the Parish Councils and the public in due course.

The aim is to agree any land by negotiation and early indications are that this will be positive, however, if these negotiations did not succeed, then CPO's will be required. In the current Programme, we have identified dates for planning screening opinion and consent to be obtained although I am keen to prepare the documentation for CPO's at an early stage so the construction programme remains unaffected. A copy of the programme is also attached for ease of reference.

Within the team here at KCC, we have a Project Manager who specialises in the processes of land acquisition and he will be taking both the CPO preparation and screening opinion forward so that we may work towards the desired contract award and construction timeframes as identified within the current programme. In the meantime, our Agents will be commissioned next week to enter in to negotiations with Land owners so the necessary legal agreements can be put in place.

With regard to the discussion regarding a roundabout to the south of Grovehurst Road, on reflection, I wonder if this is in fact the developer led construction of a roundabout on Chestnut Street that Adam had referred to? There is such a proposal that sits outside of the HIF ask and is due to be delivered by the developer and I have asked for a position statement from both Swale Officers and my colleague in the Development Planning team. My understanding is that if the developer is not in a position to construct the roundabout when phase 2 of Key Street commences, then KCC would install a T junction on Chestnut Street to facilitate the access required. The closure of the existing southbound onslip and construction of the new onslip could then be programmed around the roundabout construction or, alternatively, KCC may elect to undertake the roundabout construction on behalf of the developer providing the s106 monies are secured to enable us to do so.

In respect to KCC undertaking works "at risk" in order to move the schemes forward, the intention is that the schemes are funded by the HIF ask and that s106 monies are recycled as and when they are received. This has been set out in the Bid documents. KCC are in a position to progress the signalisation of the Key Street northbound offslip as s106 monies have been forthcoming but we would not be in a similar position to deliver the rest of the Key Street proposals or indeed, the Grovehurst Road improvements without the HIF funding.

I have noticed that the proposed telephone call on Monday morning has been declined and wondered if there were any specific reasons for this, could you advise please?

Regards,

S40(2)

Kent County Council  
Highways, Transportation and Waste  
County Hall

Maidstone

ME14 1XX

Tel: S40(2)

Mob: S40(2)

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**From:** S40(2)  
**Sent:** 29 April 2019 14:42  
**To:** S40(2)@swale.gov.uk; S40(2)@kent.gov.uk; S40(2)@kent.gov.uk  
**Cc:** HIF FF DueDiligence; S40(2)@deloitte.co.uk; S40(2)  
**Subject:** Swale - DfT Clarification Questions

Hi S40(2) S40(2)

I hope you are both well and had a good weekend.

Many thanks for organising the site visit for S40(2) on Friday and following on from this please find the clarification questions from DfT:

1. S43(2)
2. Modelling : Where is the demand forecasting report, which would accompany the LMVR. Where are the TUBA data quantified and monetised.
3. Transport external costs: Please could you provide a detailed breakdown of the total NPV, PVB, PVC over the appraisal period for specifically each of these dependencies (Scenario S vs P and Scenario R vs S).

Christie could you add these and the responses to the clarification questions master spreadsheet please?

Many thanks

S4

S40(2)  
S40(2) | Homes England  
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S40(2)

**From:** S40(2)  
**Sent:** 11 April 2019 16:31  
**To:** S40(2) @swale.gov.uk  
**Cc:** S40(2) @kent.gov.uk; S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) @deloitte.co.uk; S40(2) @deloitte.co.uk; S40(2) ;  
HIF\_FF\_DueDiligence; S40(2) @swale.gov.uk  
**Subject:** Swale - Follow up actions from Tuesdays site vist

Dear S40(2)

Many thanks for you and your colleagues time on Tuesday and for arranging the site visit and presentation. We all found it very useful and informative.

We covered a good deal of ground in our discussions and I have attempted to schedule out below the follow up actions and information/evidence required.

As you know, we are working to set timescales, so as discussed please action/send info over as soon as it is available, rather than wait for all to be ready (but copied to the HIF cc email address above). As advised, there is a technical cut off for receipt of information/evidence for the Deloitte analysis of close of play [next Thursday 18 April](#), so folk need to work to that date. Please do forward this email onto anyone I have missed off the list, I have met a lot of different people over the last 3 days of site visits.

#### Actions:

**1. Grovehurst Junction Cost Plan** – S40(2) to send Allen Dadswell Cost Plan to S40(2) . S40(2) S40(2) and S40(2) to link up to review Grovehurst Junction and Key Street cost basis, design status and procurement. Appropriate approach to Whole Life cost allowance tbc.

**2. Grovehurst Junction and Key Street land take, rights, powers and delivery** – S40(2) and S40(2) to link up and S40(2) to set out detailed response to Financial Case Clarification question (i.e. including Bruton Knowles land referencing and value advice)

**3. Viability reports** – required asap please, noting that assumptions therein are stated within Steer's Land Value Uplift Report as underpinning their GDV analysis and the Economic/Financial Cases within the Business Case. We mentioned the Harrison Chartered Surveyor's input when we met and please can we be sent their assessment of current agricultural values in the area (Ref para 3.36 of the Steer LVU Report)

#### **4. Unit sales rate assumption confirmation together with evidence to support**

##### **5. Updated presentation** – to include:

- revised Breakdown of Land Value Uplift, including GDV discounting approach;
- planning handout on individual site status:
  - o planning position including reference number if application submitted;
  - o status of current submissions and where any Grampians have been requested and position of S106 if not approved;
  - o land and housing delivery position, including, to the extent known, ownership(s)/developer/promoter/option holder status, risks and barriers to delivery – including in respect of the profile set out in Table 3.3 on page 37 of the Steer LVU Report – and related risk mitigation measures: just to reiterate what we outlined at the meeting, HIF applicants need to articulate Homes as much as is possible about the housing delivery coming forward within the timescales set out, notwithstanding the challenges/externalities that impact on that happening, i.e. that landowners/developers can rarely be compelled to deliver.

**6. Market Failure: Coordination** – commentary on/available evidence of landowner/developer engagements from 2016 onwards around the potential for private sector delivery of/contribution toward the Grovehurst Junction and Key Street infrastructure works proposed. S43(2)

**7. M2 Jn 5 works** – update to the Highways England February Report to be sought from Highways England as a matter of urgency. To include: design and funding status, programme, powers to be used, land and rights to be



acquired and as firm a commitment as can be made from Highways England as to the works being implemented within the HIF FF programme given the dependency of the Business Case on that happening

**8. Affordable Housing** – relevant policies for S43(2)

**9. Queenborough & Rushenden sites** – any overlap in units counted within MVF grant to be considered

**10. Local long term infrastructure proposals** – please provide details, accepting the early stage of consideration i.e. the Sittingbourne Northern & Southern Relief Roads, the relationship of the Grovehurst Junction and Key Street improvements to these wider ambitions and the future delivery, inter alia, S43(2)

**11. Regional local long term infrastructure proposals** – please provide details of the linkage to the wider regional transport infrastructure plan, including the Third Thames Crossing and status thereof  
Best etc

We are aware that S40(2) is on leave now till the 17 April thus can you advise who is specifically covering for him please as we cannot wait till he is back from leave to answer some of the pressing actions?

I would be grateful if you could confirm likely timescales for responding on the above taking into consideration the 18 April cut-off date please?

Many thanks

S4

S40(2)  
Windsor House, 42-50 Victoria Street, London, SW1H 0TL  
Tel: +S40(2)  
Mob: +S40(2)



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S40(2)

**From:** S40(2)  
**Sent:** 31 May 2019 18:38  
**To:** S40(2)  
**Cc:** S40(2); HIF\_FF\_DueDiligence; S40(2)  
**Subject:** Swale - Update

Hi S40(2) S40(2)

I hope you are both well.

I am in the middle of writing my investment report and I would be grateful for the following information by lunchtime on Monday please:

- What do Swale typically charge per unit within their planning obligations?
- Within the viability reports you have reviewed, do they provide a cap on s106 contributions and do they also provide a top up figure (thus indicating the rate of recovery)?
- Can you provide a summary of why the MVF bid was successful? This could back up the viability point
- S43(2)

In a nutshell I need more evidence for my report and to ensure it is as robust as it can be.

Many thanks,

S4

S40(2)

| Homes England  
Windsor House, 42-50 Victoria Street, London, SW1H 0TL  
Tel: +S40(2)  
Mob: +S40(2)

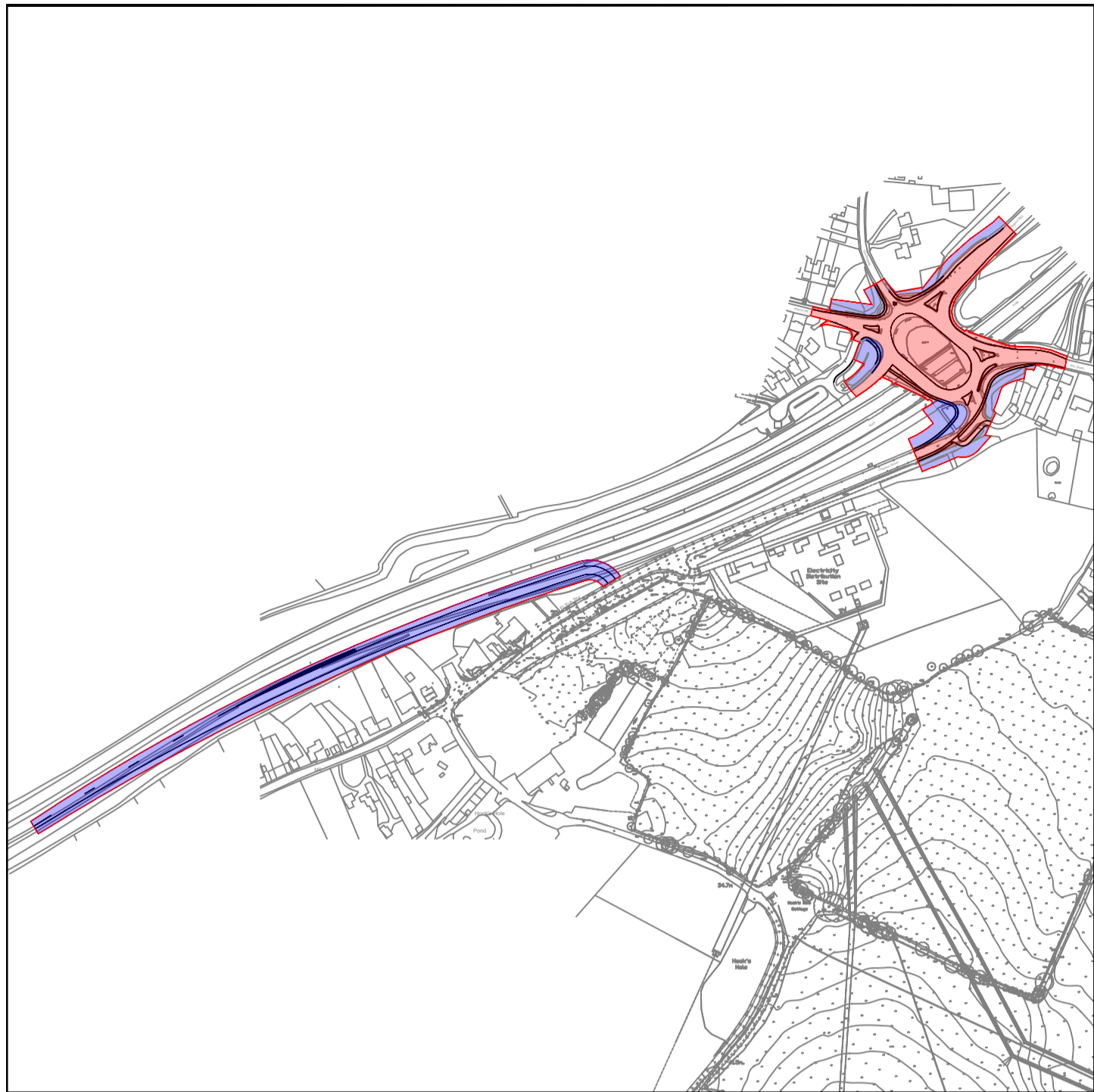


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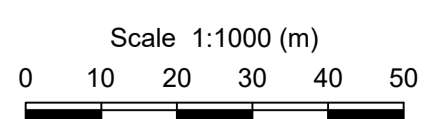




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  4. Land ownership boundaries provided by Kent Council Council.
  5. Area of development land includes new proposed highway, earthworks & assumed construction zone.

Key:

- Existing layout
- Proposed design
- Red line boundary (26400m<sup>2</sup>)
  - Sheet 1 area = 17100m<sup>2</sup>
  - Sheet 2 area = 9300m<sup>2</sup>
- Area of development land (13830m<sup>2</sup>)
  - Sheet 1 area = 4530m<sup>2</sup>
  - Sheet 2 area = 9300m<sup>2</sup>
- Existing highway land (12570m<sup>2</sup>)
  - Sheet 1 area = 12570m<sup>2</sup>
  - Sheet 2 area = 0m<sup>2</sup>



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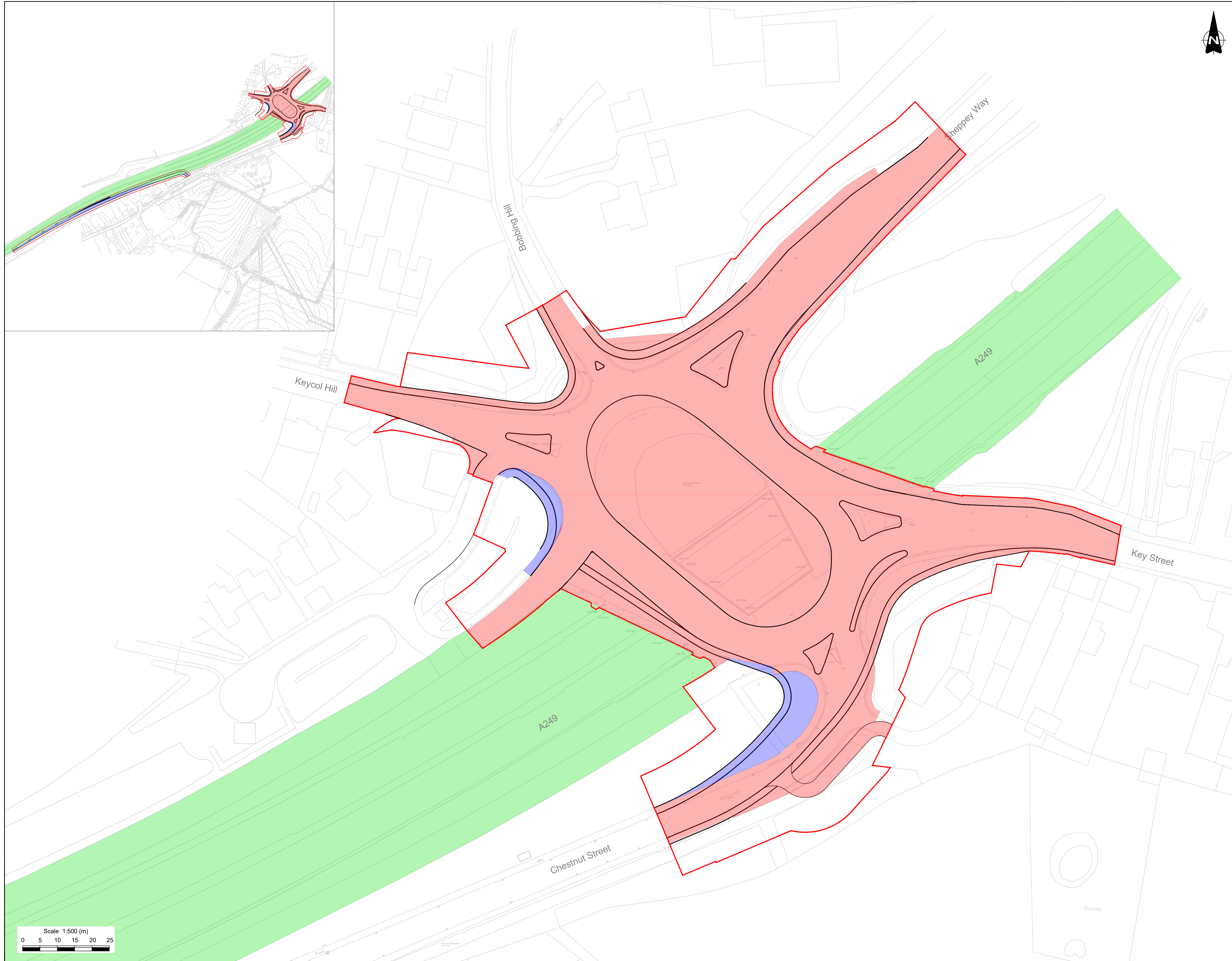
Client  
**Kent County Council**

Project  
**Key Street Roundabout Improvements**

Title  
**Scheme Extents Areas  
 New on-slip  
 Sheet 2 of 2**

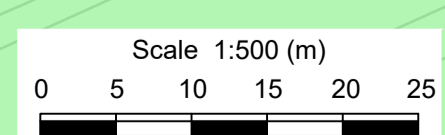
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Hook's



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  4. Red line boundary area consists of existing and proposed highway adoptable extents, proposed earthworks, and construction zone.

- Key:
- Red line boundary (26400m<sup>2</sup>)
    - Sheet 1 area = 17100m<sup>2</sup>
    - Sheet 2 area = 9300m<sup>2</sup>
  - Existing highway boundary extents KCC
  - Additional Land to be adopted by KCC (3530m<sup>2</sup>)
    - Sheet 1 area = 470m<sup>2</sup>
    - Sheet 2 area = 3060m<sup>2</sup>
  - Existing Highways England Network (Highway other than a motorway where the speed limit for any class of vehicle is expected to be 50 miles per hour or greater)
  - Proposed Features



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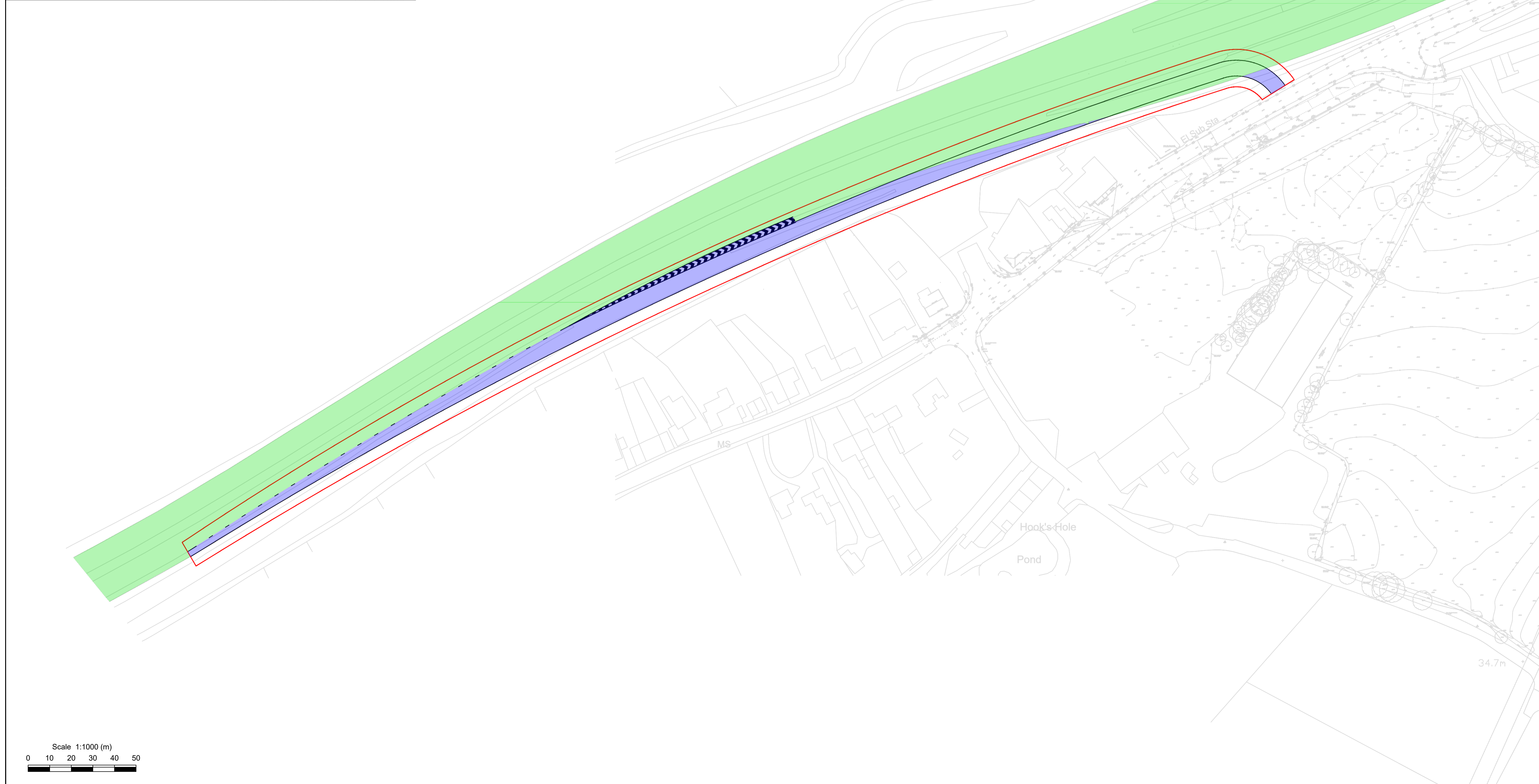
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Client:  
**Kent County Council**

Project:  
**Key Street Roundabout Improvements**

Title:  
**SRN and Adoptable Highway Extents (Existing and Proposed)  
 Main Junction  
 Sheet 1 of 2**

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| Drawing Status    | Drawing Number     | Rev.     |
| Information       | 107801-KS-I-100-02 | -        |

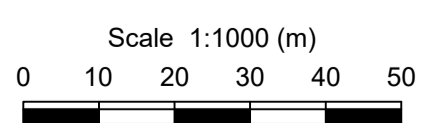


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3. Land & highway boundaries provided by Kent County Council.
4. Red line boundary area consists of existing and proposed highway adoptable extents, proposed earthworks, and construction zone.

Key:

- Red line boundary (26400m<sup>2</sup>)
  - Sheet 1 area = 17100m<sup>2</sup>
  - Sheet 2 area = 9300m<sup>2</sup>
- Existing highway boundary extents KCC
- Additional Land to be adopted by KCC (3530m<sup>2</sup>)
  - Sheet 1 area = 470m<sup>2</sup>
  - Sheet 2 area = 3060m<sup>2</sup>
- Existing Highways England Network (Highway other than a motorway where the speed limit for any class of vehicle is expected to be 50 miles per hour or greater)
- Proposed Features



| Rev | Date | Revision details | Drawn | Check | Approv |
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Client  
**Kent County Council**

Project  
**Key Street Roundabout Improvements**

Title  
**SRN and Adoptable Highway Extents (Existing and Proposed)  
 On-Slip  
 Sheet 2 of 2**

| Drawn             | Checked            | Approved |
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  3. Red line boundary area consists of existing and proposed highway adoptable extents, proposed earthworks and construction zone

Key:

- Existing layout
- Proposed design
- Red line boundary Area: 94570m<sup>2</sup>

| Rev | Date | Revision details | Drawn | Check | Approv |
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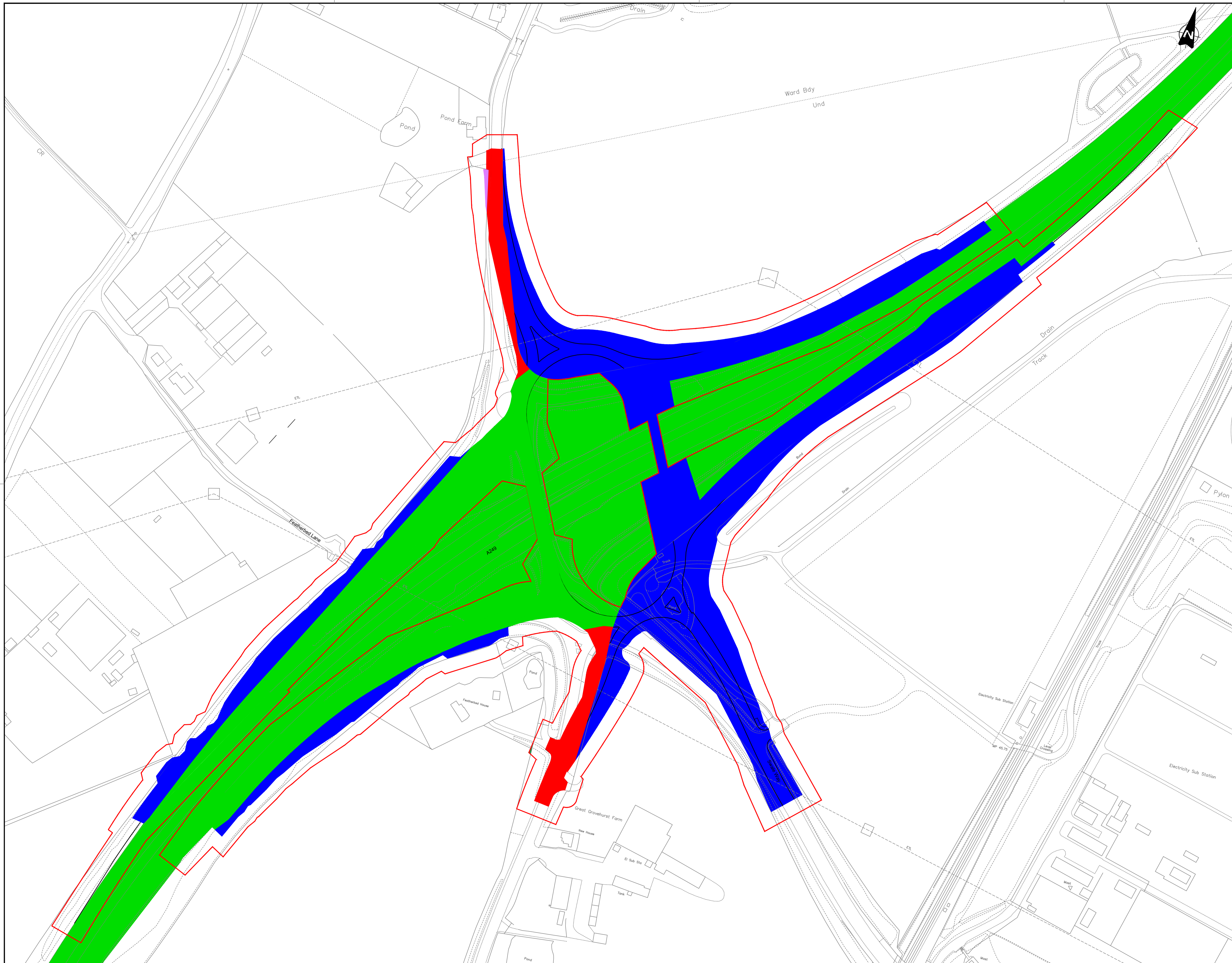
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Project  
**A249 Grovehurst Junction Improvements**

Title  
**Option 3 - Full Gyratory Junction  
 Red Line Boundary Plan**

| Drawn                         | Checked                              | Approved        |
|-------------------------------|--------------------------------------|-----------------|
| EH                            | DM                                   | DM              |
| Original fig. size<br>A1      | Date<br>01/05/2019                   | Scale<br>1:1250 |
| Drawing Status<br>Information | Drawing Number<br>107801-GH-I-100-01 | Rev.<br>-       |



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  3. Red line boundary area consists of existing and proposed highway adoptable extents, proposed earthworks and construction zone

- Key:
- Existing layout
  - Proposed design
  - Red line boundary
  - Existing KCC highway boundary extents
  - Additional land to be adopted by KCC (15270m²)
  - Highway other than a motorway where the speed limit for any class of vehicle is expected to be 50 miles per hour or greater. Existing Highways England network (A249)

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Client: **A249 Grovehurst Junction Improvements**

Title: **Option 3 - Full Gyrotary Junction SRN and Adoptable Highway Extents (Existing and Proposed)**

| Drawn              | Checked            | Approved |
|--------------------|--------------------|----------|
| EH                 | DM                 | DM       |
| Original fig. size | Date               | Scale    |
| A1                 | 01/05/2019         | 1:1250   |
| Drawing Status     | Drawing Number     | Rev.     |
| Information        | 107801-GH-I-100-02 | -        |





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S40(2)

---

**From:** S40(2) [redacted]@Swale.gov.uk>  
**Sent:** 07 November 2018 17:24  
**To:** S40(2) [redacted]  
**Cc:** HIF; S40(2) [redacted]  
**Subject:** RE: MV463 Queenborough & Rushenden Swale - Grant Offer Letter  
**Attachments:** MV463 Queenborough Rushenden Swale HIF baseline Oct18.xlsx

Hi S40(2) [redacted]

Thanks for your email and apologies for the omissions and errors.

Please find attached a revised document which should all now be completed correctly.

Kind Regards,

S40(2) [redacted]

---

**From:** S40(2) [redacted]@homesengland.gov.uk]  
**Sent:** 01 November 2018 12:57  
**To:** S40(2) [redacted]  
**Cc:** HIF; S40(2) [redacted]  
**Subject:** RE: MV463 Queenborough & Rushenden Swale - Grant Offer Letter

Dear S40(2) [redacted]

Thank you for returning your baseline document, the content has been reviewed and the following issues have been identified. Could you please review, amend and resubmit the document to Homes England, as before.

**Queenborough**

- Bottom two risks are not completed
- Total HIF profile is less than the approved ask
- Recovery section not completed
- Too many units in start/completion profile

Many thanks

S40(2) [redacted]

Housing Infrastructure Fund (HIF) South East

Homes England

T: S40(2) [redacted] M: S40(2) [redacted]

T: 0300 1234 500 (switchboard)

[www.gov.uk/hca](http://www.gov.uk/hca)



**Homes  
England**

We launched as Homes England on 11 January 2018. Please note our email addresses have changed from hca.gsi.gov.uk to homesengland.gov.uk although emails sent to our old addresses will be forwarded for 12 months, it would be appreciated if you update your records to reflect this change

---

**From:** S40(2) [redacted]@Swale.gov.uk]  
**Sent:** 02 October 2018 15:14  
**To:** S40(2) [redacted]  
**Cc:** HIF; S40(2) [redacted]  
**Subject:** RE: MV463 Queenborough & Rushenden Swale - Grant Offer Letter

Good afternoon S40(2) [redacted]

Please find attached the completed baseline monitoring template. I hope this provides you with everything you need, however please do come back to us if you need anything else.

If you are able to provide us with an anticipated date for the receipt of the agreement document and also when we are able to publicise the news, that would be great.

We will require Cabinet approval in order to sign the agreement and I need to schedule the appropriate timescales to enable that.

Best regards,  
S40(2) [redacted]

S40(2) [redacted] | **Swale Borough Council**  
Swale House, East Street, Sittingbourne, Kent ME10 3HT | T: S40(2) [redacted] |  
E: S [redacted]@swale.gov.uk | W: [www.swale.gov.uk](http://www.swale.gov.uk)



---

**From:** S40(2) [redacted]  
**Sent:** 27 September 2018 11:41  
**To:** S40(2) [redacted]  
**Cc:** HIF; S40(2) [redacted]  
**Subject:** RE: MV463 Queenborough & Rushenden Swale - Grant Offer Letter

Dear S40(2) [redacted]

This is to confirm receipt of the of the documents – thank you. My Colleague S40(2) [redacted] will be project managing this on behalf of Swale Borough Council. I have copied S40(2) [redacted] in to this email and please use her as the principal contact, keeping me copied in. We will endeavour to get the information back to you in a timely fashion.

Many thanks

S40(2) [redacted]

S40(2) [redacted], **Swale Borough Council**  
Tel: S40(2) [redacted]  
Email: S40(2) [redacted]@swale.gov.uk



---

**From:** S40(2) [redacted]@homesengland.gov.uk]  
**Sent:** 26 September 2018 16:39  
**To:** S40(2) [redacted]  
**Cc:** HIF; S40(2) [redacted]  
**Subject:** MV463 Queenborough & Rushenden Swale - Grant Offer Letter

Dear S40(2) [redacted]

We are pleased to attach the formal offer letter for your successful Marginal Viability Bid from the Housing Infrastructure Fund.

The offer letter details the key terms of the funding which will form the basis of the Grant Determination Agreement (GDA) to be signed between yourself and Homes England. In addition we attach the Assurance Framework (this is the definitive document which will be referenced in the GDA **please reply to acknowledge receipt of this document**) and the template for the baseline which will form part of project monitoring – detailed further below.

The attached baseline form will be used to set up the online monitoring portal to be released shortly. The monitoring form will monitor against each HIF funded piece of infrastructure (including land acquisition/assembly and remediation) as well as scheme financials and the wider project – including homes delivered. It should be noted that the specifics of wider project monitoring, including outputs, will be released later in the process and will not part of the original baseline. The wider monitoring requirements will not be as detailed as the HIF funded infrastructure.

On the baseline we have prepopulated the types of infrastructure we will monitor against, key milestones and risks – these fields will be greyed out. We have also populated the majority of fields with the current known position (see pink fields in red text). **Please can you review these fields to confirm these reflect the most up to date position and populate any pink fields remaining.** We will then review and confirm, before using this as your baseline for your project monitoring. Please note, we will require this back no later than the **3<sup>rd</sup> October** but any advance of this would be greatly appreciated so we can ensure the portal is ready for release shortly. We will provide further details of the monitoring portal shortly but, in-line with Homes England’s new digital strategy, we are seeking early engagement and feedback from Local Authorities to develop the portal in a more iterative and user-friendly way and therefore will see regular improvements to design and use.

Kind regards,

S40(2) [redacted]

| Housing Infrastructure Fund

Homes England  
Floors 5-7  
Windsor House  
50 Victoria Street  
Westminster, London  
SW1H 0TL

S40(2) [redacted]@homesengland.gov.uk

T: S40(2) [redacted]



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S40(2)

**From:** S40(2) on behalf of HIF  
**Sent:** 18 June 2018 16:57  
**To:** S40(2)@kent.gov.uk  
**Cc:** HIF; HIF; S40(2)  
**Subject:** HIF Forward Funding - Kent  
**Attachments:** Kent - HIF FF 420 - Annex A.pdf

Dear S40(2)

## HIF/FF/420 – Kent County – Swale Transport Infrastructure, Swale, Kent

Following our previous letter outlining the co-development process, we are contacting you to set out the next steps for working with you to take your project forward.

Homes England will be your primary point of contact building on our existing working relationships with you. Therefore, we have identified S40(2) as your Homes England Local Lead contact for HIF.

We would like to meet with you to discuss your project to help us identify how best we can support you to develop your business case, and answer any questions that you have about how the process will work. Colleagues from MHCLG and Other Government Departments, including DfT, who have an interest in your bid will work with us throughout the co-development process and may attend our initial meeting.

Having reviewed your EOI, there are some key areas it would be helpful to discuss at our first meeting:

- S43(2)

To help the discussion, we have attached more details of the specific areas of your bid which we would like to explore further. This will help us to further understand your project, although we recognise that, at the initial meeting, we may not be able to cover every area we have highlighted for discussion.

We are currently looking into providing an offer of support to help you produce your economic case and further details of this will be made available in due course. To help us identify the level of support needed, please outline your progress to-date on assessing the economic benefits and costs of your project. We are not planning to focus on the economic case in the meeting, so please send this information to [HIF@communities.gsi.gov.uk](mailto:HIF@communities.gsi.gov.uk) by 29<sup>th</sup> June. Further detail is set out in the attached Annex.

We would like the initial meeting to take place as soon as possible and we will be contacting you over the next week to arrange a suitable time and venue. If you have any queries in the meantime, contact us either through your identified Homes England Local Lead or via [HIF@homesengland.gov.uk](mailto:HIF@homesengland.gov.uk).

Alongside this work, with MHCLG colleagues, we want to identify further opportunities to target our departmental interventions to increase future housing supply in your area. We want to take a place-based approach to understand your local challenges to housing delivery, and the wider infrastructure and tools needed to address this. To identify these opportunities, we are proposing a programme of strategic engagement over the summer months. MHCLG colleagues have contacted your Chief Executive separately.

Kind regards

S40(2)  
Homes England | HIF Team

We launched as Homes England on 11 January 2018. Please note our email addresses have changed from [hca.gsi.gov.uk](mailto:hca.gsi.gov.uk) to [homesengland.gov.uk](mailto:homesengland.gov.uk) although emails sent to our old addresses will be forwarded for 12 months, it would be appreciated if you update your records to reflect this change

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**Annex A – areas to discuss in meeting**

|                      |   |
|----------------------|---|
| <b>Bid reference</b> | HIF/FF/000420                               |
| <b>Project name</b>  | Swale Transport Infrastructure, Swale, Kent |

| <b>Areas for discussion</b> |   |
|-----------------------------|---|
| <b>Strategic case</b>       | <p>Are there any wider infrastructure needs for the site(s) to enable it/them to come forward?</p> <p>Please provide additional information about the housing need and planned growth in your area, and how this scheme will support you to meet this.</p> <p>Will this site unlock any public sector land, or are there any opportunities to do this if the scale of the bid was developed?</p> <p>Please could you provide a site map which encompasses the entire scheme and shows the strategic link which connects the housing sites identified in this bid?</p>   |
| <b>Commercial case</b>      | <p>The cost plan for the two junction improvements makes allowances for land acquisition, please confirm by reference to a plan what third party land is required to implement the highways works and how and when will this be acquired together with justification for the estimates of compensation.</p> <p>Please confirm whether the Authority controls or has agreements with any of the landowners on the sites allocated for housing.</p> <p>Which sites already have residential partners contracted and what is the planning status of these sites. What information do you have on whether there are any impediments to delivery of these sites – ownerships which need to be acquired etc. How will the Council ensure these are brought forward for development?</p> <p>Please provide an updated programme for the scheme identifying key dates for both the works and housing development in relation to:-</p> <ol style="list-style-type: none"> <li>1. planning,</li> <li>2. site assembly,</li> <li>3. developer procurement,</li> <li>4. infrastructure procurement,</li> <li>5. undertaking the works,</li> </ol> <p>We'd like to understand further information on the strategic site mentioned in the proposal for which funding is sought for the design works. How is the Authority proposing to ensure housing development on this site. Please provide a breakdown of what the fees for this element will be and what they will deliver in terms of output.</p> |
| <b>Financial case</b>       | <p>The design of the highway improvements appears to be well advanced – are the costings and the financial strategy for these now relatively advanced?</p>  |
| <b>Management case</b>      | <p>Please could you confirm how you intend to resource and manage the day to day business case development phase.</p>   |



|                             |   |
|-----------------------------|---|
| <p><b>Economic case</b></p> | <p>Please outline the extent to which you have assessed the economic benefits and costs of your project.</p> <p><i>Note that:</i></p> <ol style="list-style-type: none"> <li>1. <i>We expect relatively brief responses. We would expect 2-3 pages (plus accompanying attachments where asked for) to be sufficient.</i></li> <li>2. <i>The information submitted need not duplicate the recent request for information about transport analysis conducted to-date. If you have no further information beyond what was sent for that request, you may simply us refer to that.</i></li> </ol> <ul style="list-style-type: none"> <li>• Please provide a high level description of economic benefits and costs identified and if applicable current plans for further work to identify them.</li> <li>• To what extent has HMT Green Book guidance been implemented to monetise economic benefits and costs identified? Please provide a brief description of the methodology used to arrive at any initial valuations, attaching any analysis done to-date if preferred.</li> <li>• Where benefits or costs have been identified but not yet monetised, please describe any current plans you have to model and monetise them.</li> <li>• Please briefly outline any support you have had to-date in producing your economic case, for example from economic consultants, and any current plans you have for future support.</li> </ul> |
| <p><b>Transport</b></p>     | <p>Please provide an overview of the transport elements of your scheme. This should cover:</p> <ul style="list-style-type: none"> <li>• A breakdown and description of the transport infrastructure included within the scheme. It would be helpful to also know the: <ul style="list-style-type: none"> <li>○ Projected costs of each piece of infrastructure</li> <li>○ Project delivery plans for, and development stage of each piece of infrastructure</li> </ul> </li> <li>• What engagement bidders have had to date with relevant stakeholders e.g. (HE, NR, DfT) and what may be needed during co-development.</li> </ul>  |

**Housing Infrastructure Fund: Forward Funding  
Co-development Meeting**

|                        |   |
|------------------------|---|
| <b>Local authority</b> | Kent  |
| <b>Date</b>            | Thursday 12 July 2018   |
| <b>Time</b>            | 10:30 - 12:30   |
| <b>Venue</b>           | County Hall, Maidstone, ME14 1XQ  |
| <b>Attendees</b>       | <p>S40(2) ██████████, Homes England Local Lead (Chair)<br/> S40(2) ██████████, Homes England Technical Lead<br/> S40(2) ██████████, MHCLG<br/> S40(2) ██████████, MHCLG<br/> S40(2) ██████████, MHCLG<br/> S40(2) ██████████, DfT<br/> S40(2) ██████████, DfT</p> <p>S40(2) ██████████, Kent Council<br/> S40(2) ██████████, Kent Council<br/> S40(2) ██████████, Kent Council<br/> S40(2) ██████████, Kent Council<br/> S40(2) ██████████, Swale Borough Council<br/> S40(2) ██████████, Swale Borough Council<br/> Consultants from Steer Davies Gleave</p> |
| <b>Project</b>         | Swale Transport Infrastructure, Swale, Kent   |

**Agenda**

| <b>No.</b> | <b>Timings</b> | <b>Item</b>   | <b>Contributor(s)</b>     |
|------------|----------------|---|---------------------------|
| 1.         | 10.30 – 10.35  | Introductions   | Chair                     |
| 2.         | 10.35 – 10.45  | The co-development process and principles (08 May letter)   | MHCLG                     |
| 3.         | 10.45 – 10.55  | The strategic housing ambitions for the area and the key challenges to growth   | Kent LA                   |
| 4.         | 10.55 – 11.05  | An overview of the HIF proposal and how it supports the local housing agenda  | Kent LA                   |
| 5.         | 11.05 – 11.55  | <p>The HIF proposal and the key areas to address through co-development (set out in Annex A)</p> <ul style="list-style-type: none"> <li>a. What's changed? <ul style="list-style-type: none"> <li>i. Project/Funding/Homes</li> <li>ii. On going/Planned Work</li> </ul> </li> <li>b. Areas for discussion (as set out in letter of 18 June) <ul style="list-style-type: none"> <li>i. Strategic case</li> <li>ii. Commercial case</li> <li>iii. Financial case</li> <li>iv. Management case</li> <li>v. Economic case</li> <li>vi. Transport elements</li> </ul> </li> </ul> <p>Engagement with OGDs</p> | <p>Kent LA</p> <p>All</p> |

|    |               |  |                        |
|----|---------------|--|------------------------|
| 6. | 11.55 – 12.15 | The business case questions and timing   | MHCLG<br>Homes England |
| 7. | 12.15 – 12.30 | <p>Actions and next steps</p> <ul style="list-style-type: none"> <li>• Agreed follow up actions – e.g. further discussions</li> <li>• Draft support plan by activity detailing roles and responsibilities of Homes England, MHCLG, OGDs, and LA</li> </ul> | Chair                  |

S40(2)

**From:** S40(2)  
**Sent:** 11 August 2018 22:45  
**To:** S40(2)  
**Cc:** S40(2)  
**Subject:** FW: HIF - clarification on housing land supply

S40(2)

Please see below by way of update. Let's catch up when I am back in the office next week.

Many thanks,

S40

---

**From:** S40(2) @kent.gov.uk [mailto:S40(2)@kent.gov.uk]  
**Sent:** 10 August 2018 16:36  
**To:** S40(2)  
**Subject:** RE: HIF - clarification on housing land supply

Afternoon S40(2)

Unsurprisingly this has generated a flurry of emails between KCC and SBC!

S40(2) is on A/L next week but it is our intention to present a common understanding of the figures w/c 20/08. My apologies for the delay but we are keen to ensure that we have an accurate starting point in terms of the preparation of the business case and future discussions.

If you have any queries in the meantime then please do let me know.

Kind regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2)  
**Sent:** 10 August 2018 14:12  
**To:** S40(2) @swale.gov.uk; S40(2) @swale.gov.uk  
**Cc:** S @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @kent.gov.uk; S40(2) @kent.gov.uk  
**Subject:** HIF - clarification on housing land supply

Afternoon S40(2) S40(2)

I spoke to S40(2) earlier today as HE is keen to ensure that the note of the 12 July meeting captures a common understanding of the housing supply to 2022 and beyond. S40(2) and I have also discussed since and he has helpfully shared the attached set of figures which are informing the transport modelling. Based on the attached, are you comfortable with the following headline analysis?

S43(2)

As these figures are borough-wide, they will require some refinement to link supply with the two infrastructure schemes. For ease at this moment in time, S40(2) and I suggest attributing 85% to Sittingbourne (as per the Local Plan) and adjusting the figures accordingly. Do you agree? Alternatively, I recall that S40(2) did some earlier analysis on the figures but am unsure if this is consistent with the figures attached. Please can you confirm? Obviously as we progress through the preparation of the business case the figures will be continually refined, but it would be useful to have an agreed starting point.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

S40(2)

---

**From:** S40(2)  
**Sent:** 12 September 2018 15:06  
**To:** S40(2)  
**Subject:** FW: HIF Business Case Co-Development - Kent, Swale Transport Infrastructure (HIF/FF/420)

---

**From:** S40(2)@kent.gov.uk [mailto:S40(2)@kent.gov.uk]  
**Sent:** 12 September 2018 14:10  
**To:** S40(2)@steergroup.com  
**Cc:** HIF-LeadConsultant@steergroup.com; S40(2)@steergroup.com;  
S40(2)@steergroup.com; S40(2)@kent.gov.uk; S40(2)@kent.gov.uk;  
S40(2)@swale.gov.uk; S40(2)@swale.gov.uk; S40(2)@swale.gov.uk  
**Subject:** RE: HIF Business Case Co-Development - Kent, Swale Transport Infrastructure (HIF/FF/420)

Afternoon S40(2)

Yes. We look forward to receiving the invitation etc. shortly.

We will complete the template and circulate it in advance of the meeting.

Kind regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2)@steergroup.com>  
**Sent:** 12 September 2018 09:24  
**To:** S40(2)@kent.gov.uk>  
**Cc:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>; S40(2)@homesengland.gov.uk; S40(2)@steergroup.com>; S40(2)@steergroup.com>; S40(2)@kent.gov.uk>; S40(2)@kent.gov.uk>; S40(2)@swale.gov.uk; S40(2)@swale.gov.uk

**Subject:** RE: HIF Business Case Co-Development - Kent, Swale Transport Infrastructure (HIF/FF/420)

Hi S40(2)

Thanks for your email.

Would 10:30-12:30 on the 27<sup>th</sup> work for you? If it does, I will send round a diary invite with an attached agenda.

Will you be able to complete the template summarising your proposed transport approach before then as well? I have reattached here for ease.

Thanks,

S40(2)

S40(2)

Leeds Office  
Direct S40(2)  
Switchboard +44 161 261 9140

www.steer-ed.com

---

**From:** S40(2) @kent.gov.uk [mailto:S40(2)@kent.gov.uk]  
**Sent:** 11 September 2018 08:58  
**To:** S40(2) @steergroup.com>  
**Cc:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>; S40(2) @homesengland.gov.uk; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @kent.gov.uk; S40(2) @kent.gov.uk; S40(2) @swale.gov.uk; S40(2) @swale.gov.uk

**Subject:** RE: HIF Business Case Co-Development - Kent, Swale Transport Infrastructure (HIF/FF/420)

Morning S40(2)

Thank you for your email and my apologies for the delay in responding.

KCC and SBC have commissioned Steer to prepare all aspects of the Outline Business Case for Swale Transport Infrastructure.

Given existing diary commitments and workload pressures, we would all prefer a teleconference. Are you able to accommodate this in the morning of Thursday 27 September?

We look forward to hearing from you.

Kind regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2) @steergroup.com>  
**Sent:** 30 August 2018 18:13  
**To:** S40(2) @kent.gov.uk>  
**Cc:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>; S40(2) @homesengland.gov.uk>  
**Subject:** HIF Business Case Co-Development - Kent, Swale Transport Infrastructure (HIF/FF/420)  
**Importance:** High

Dear S40(2)

As you will be aware, Steer-Economic Development are acting as Lead Consultant on the Housing Infrastructure Fund Forward Fund co-development process, providing a single point of contact between Homes England, MHCLG, and bidders.

We would like to arrange a phone call/meeting with you over the next three weeks in order to gain further understanding of your proposals for Swale Transport Infrastructure. In particular, we would like to:

- Discuss in detail your Economic Case and provide advice and constructive challenge to help ensure your approach aligns with HIF Guidance;
- Assess the status of your Economic Case, the progress made so far, your forward plan and the most appropriate submission deadline for your project; and
- Identify any existing gaps in expertise/capacity in your project team in order to help identify whether Homes England should contribute additional support to develop your Economic Case.

We will need to develop an in-depth understanding of your proposed approach to capturing both the housing and transport impacts of the proposed investment, and the evidence base underpinning your assumptions. We would ask that you arrange for appropriate representation from across your team to cover these issues. In advance of our meeting, and at the earliest possible opportunity, please could you provide a short summary of your proposed approach to modelling and appraising transport impacts (see attached a template setting out the scope of information required). This return will be critical to informing pre-submission discussions with MHCLG and DfT, and will help ensure your approach aligns with HIF Guidance.

We anticipate that the meeting will last no longer than two hours. Where possible, the meeting will also include representation from Homes England and in some cases DfT. Given likely diary constraints, and our desire to hold these discussions as soon as possible, we anticipate that the majority of meetings will be held via telephone. A detailed agenda will be circulated in advance. If you could let us have alternative diary slots over the next three weeks and we will confirm availability, by return.

We would also strongly recommend that you review the latest HIF FAQ guidance which will be circulated by MHCLG later in the week and that you circulate this amongst your project team. These FAQs will be updated on an ongoing basis.

If you have any further questions please don't hesitate to get in touch, ensuring that [HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com) is cc'd in all correspondence.

We look forward to hearing from you.

Kind regards,

S40(2)

S40(2)

[Redacted signature box]

Leeds Office

Direct S40(2)

Switchboard +44 161 261 9140

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S40(2)

**From:** S40(2)  
**Sent:** 22 March 2019 16:51  
**To:** S40(2) @kent.gov.uk  
**Cc:** S40(2)  
**Subject:** HIF FF Submission

Hi S40

I note you haven't yet submitted the Swale FF bid on the portal and there are a few sections still to be populated, hopefully you're busy working on this but as a reminder bids need to be submitted on the portal by 23:59 tonight.

Members of the HIF PMO team will be online to help support bid submissions up until the deadline, if you encounter an issue please e-mail the **HIF inbox (HIF@homesengland.gov.uk)** in the first instance, IT support has been arranged until midnight and the PMO team will decide if the issue requires IT support or can be handled by them directly.

Best of luck!

S40(2), Investment



S40(2)  
S40(2)  
0300 1234 500

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S40(2)

---

**From:** S40(2)  
**Sent:** 13 November 2018 14:59  
**To:** S40(2)@kent.gov.uk  
**Cc:** S40(2)@dft.gov.uk; S40(2)@dft.gov.uk; S40(2)  
**Subject:** HIF FF Swale Transport Infrastructure

Hi S40

I am just double-checking whether you are still on course to submit a Business Case in December? Assuming that you are do you have a feel for when we might expect an advance draft? Would it be useful if S40(2) and I came down and had a session going through the draft business case? It might be an idea to get that diarised sooner than later if you would like us to come to you.

Kind regards

S40(2)

S40(2)

Homes England

M. S40(2)

T. 0300 1234 500 (switchboard)

Homes England was launched by the Secretary of State on 11 January 2018. Homes England is the trading name of Homes and Communities Agency (the legal entity).

Please note that our email addresses have changed from [hca.gsi.gov.uk](mailto:hca.gsi.gov.uk) to [homesengland.gov.uk](mailto:homesengland.gov.uk) - although emails sent to our old email addresses will be forwarded for 12-months, it would be appreciated if you would update your records to reflect this change.

Please forward any Freedom of Information Requests to: [enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)

S40(2)

---

**From:** S40(2)  
**Sent:** 13 November 2018 12:30  
**To:** S40(2)@kent.gov.uk  
**Cc:** S40(2); HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com> (HIF-LeadConsultant@steergroup.com); S40(2)  
**Subject:** RE: KCC HIF Support Request Form

Hi S40(2)

No, it is not too late to include the transport modelling runs. However, as a reminder, the Support is likely to be for a proportion of the cost of the Business Case which has only been incurred as a result of the HIF bid.

Kind regards

S40(2)

---

**From:** S40(2)@kent.gov.uk [mailto:S40(2)@kent.gov.uk]  
**Sent:** 08 November 2018 15:51  
**To:** S40(2)  
**Cc:** S40(2)@swale.gov.uk; S40(2)@dft.gov.uk; S40(2)@steergroup.com; S40(2); S40(2)@kent.gov.uk; S40(2)@kent.gov.uk; S40(2)@swale.gov.uk; S40(2)@swale.gov.uk  
**Subject:** RE: KCC HIF Support Request Form

Afternoon S40(2)

My apologies for the email deluge.

Is there any opportunity for us to make a late amendment to the Request Form to capture the cost of transport modelling runs?

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2)  
**Sent:** 31 October 2018 10:09  
**To:** S40(2)@homesengland.gov.uk  
**Cc:** S40(2)@swale.gov.uk; S40(2)@dft.gov.uk; S40(2)@dft.gov.uk; S40(2)@dft.gov.uk; S40(2)@steergroup.com; S40(2)@steergroup.com; S40(2)@homesengland.gov.uk; S40(2)@homesengland.gov.uk; S40(2)@kent.gov.uk; S40(2)@kent.gov.uk; S40(2)@swale.gov.uk; S40(2)@swale.gov.uk  
**Subject:** RE: KCC HIF Support Request Form

Morning S40(2)

Thank you for your feedback. In response:

1. First item – minor amendment to the first row of the Request Form and fee breakdown for both schemes is also attached, for completeness. S43(2)
2. Second item – further detail now added alongside each component of the Business Case including scope and cost breakdown; and
3. Third item – please see the email from S40(2) sent yesterday.

Please do let us know if you require any further information.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2) @homesengland.gov.uk>  
**Sent:** 29 October 2018 15:31  
**To:** S40(2) @kent.gov.uk>  
**Cc:** S40(2) @swale.gov.uk>; S40(2) @dft.gov.uk' S40(2) @dft.gov.uk)  
S40(2) @dft.gov.uk>; S40(2) @steergroup.com)  
S40(2) @steergroup.com>; S40(2) @homesengland.gov.uk>; S40(2)  
S40(2) @homesengland.gov.uk>  
**Subject:** KCC HIF Support Request Form

Hi S40(2)

Thank you for the HIF Support Request Form.

Please could you provide further detail on the first item Options 'investigation for Grovehurst Road and outline design for both this location and Key Street junction to support bid' - £160k of which £50k would be contributed by KCC via S106. There is quite a significant contribution requested from Homes England - please could you provide a breakdown of the project scope and costs. Please could you also provide some further detail around the contribution sought for the preparation of the business case including the scope of the work and cost breakdown.

Secondly, I am still unclear on the number of houses to be delivered by the HIF funding. Please could we have an updated schedule showing the housing numbers against the infrastructure including the number of houses that would be delivered without the HIF funding?

Lastly, at the last catch-up meeting on 2 October there was a question raised about possible underspend/recycling of grant between KCC and Swale BC. The final contracts have not been drafted as yet but KCC as the Accountable Body are the Upper Tier Authority that will be in contract with Homes England and consequently any arrangement between Swale BC and KCC regarding possible underspend/recycling would need to be agreed between the two authorities.

Kind regards

S40(2)

S40(2)  
Homes England

M. S40(2)

T. 0300 1234 500 (switchboard)

Homes England was launched by the Secretary of State on 11 January 2018. Homes England is the trading name of Homes and Communities Agency (the legal entity).

Please note that our email addresses have changed from [hca.gsi.gov.uk](mailto:hca.gsi.gov.uk) to [homesengland.gov.uk](mailto:homesengland.gov.uk) - although emails sent to our old email addresses will be forwarded for 12-months, it would be appreciated if you would update your records to reflect this change.

Please forward any Freedom of Information Requests to: [enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)

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S40(2)

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**From:** S40(2) @kent.gov.uk  
**Sent:** 06 November 2018 08:11  
**To:** S40(2) @steergroup.com  
**Cc:** S40(2) @kent.gov.uk; S40(2) @swale.gov.uk; S40(2) @swale.gov.uk;  
S40(2) @kent.gov.uk; S40(2) @steergroup.com;  
S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2)  
S40(2) @dft.gov.uk; S40(2) @steergroup.com; HIF-  
LeadConsultant@steergroup.com  
**Subject:** RE: Swale HIF Bid

Good morning S40(2)

Many thanks for the email and feedback which is much appreciated. We will review our summary document and update where appropriate.

Regards

S40(2)

[Redacted]  
Kent County Council  
Highways, Transportation and Waste  
County Hall  
Maidstone  
ME14 1XX  
Tel: S40(2)  
Mob: S40(2)

---

**From:** S40(2) @steergroup.com>  
**Sent:** 05 November 2018 14:21  
**To:** S40(2) @kent.gov.uk>  
**Cc:** S40(2) @kent.gov.uk>; S40(2) @swale.gov.uk;>  
S40(2) @swale.gov.uk; S40(2) @kent.gov.uk>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @dft.gov.uk>; S40(2) @steergroup.com>; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Subject:** RE: Swale HIF Bid  
**Importance:** High

Good Afternoon S40(2)

We have considered the proposed transport appraisal methodology set out in your Summary of Transport Approach attachment and received comments from MHCLG and DfT economists, which have been incorporated below.

With your business case submission, you are requested to include evidence which demonstrates housing dependency on each infrastructure component on a site-by-site basis, for example in your explanation of how you decided on an appropriate Do Less option. You are reminded that those assessing your bid will only have the information included within it in front of them; for example, it would be useful to describe the M2 J5 scheme along with its impacts, and explain its relationship with your promoted HIF scheme. You are advised that considerably more weight would be placed on an approach to determining dependency following WebTAG A2.2 than it being based on a previous planning inspector's report on the local plan.

In terms of transport modelling, the approach set out looks generally reasonable. Where you use the VISSIM model in assessing the level of service under different development levels, it is noted this will need to incorporate outputs from a range of runs (from different random seed values), as well as demonstrating the consistency of response between VISSIM and the Saturn model. It would be useful if you could confirm whether this model also includes the B2006 junction with the A249 (between the two junctions proposed to be improved with HIF).

Kind regards

S40(



Leeds office

Direct +S40(2)  
Mobile S40(2)  
Switchboard +44 113 389 6400

[www.steergroup.com](http://www.steergroup.com)

---

**From:** S40(2) @kent.gov.uk [mailto:S40(2) @kent.gov.uk]  
**Sent:** 09 October 2018 08:34  
**To:** S40(2) @homesengland.gov.uk; S40(2) @steergroup.com>; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** S40(2) @kent.gov.uk; S40(2) @swale.gov.uk; S40(2) @swale.gov.uk; S40(2) @kent.gov.uk; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @steergroup.com>  
**Subject:** RE: Swale HIF Bid

Dear all,

Thank you for the recent teleconference which I hope all found beneficial.

Taking on board the comments around the Transport summary, please find attached, our updated summary document for your information and review. I believe that S40 is going to try to set up a further meeting towards the end of the month and do let me know if you have any additional comments/queries on this particular summary.

Regards

S40(2)



Kent County Council  
Highways, Transportation and Waste

County Hall  
Maidstone  
ME14 1XX  
Tel: S40(2)  
Mob: S40(2)



S40(2)

---

**From:** S40(2)  
**Sent:** 20 November 2018 22:26  
**To:** S40(2) @kent.gov.uk; S40(2)  
**Cc:** S40(2) @steergroup.com; S40(2) @steergroup.com;  
S40(2) @kent.gov.uk; S40(2) @kent.gov.uk; S40(2) @swale.gov.uk;  
S40(2) @swale.gov.uk  
**Subject:** RE: HIF FF Swale Transport Infrastructure

S40(

Yes of course. I'll speak to S40 tomorrow and will come back to you with some suggested dates.

Kind regards,

S40

---

**From:** S40(2) @kent.gov.uk [mailto:S40(2) @kent.gov.uk]  
**Sent:** 20 November 2018 15:01  
**To:** S40(2)  
**Cc:** S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @kent.gov.uk;  
S40(2) @kent.gov.uk; S40(2) @swale.gov.uk; S40(2) @swale.gov.uk  
**Subject:** RE: HIF FF Swale Transport Infrastructure

Afternoon S40(2)

Please can you send through some potential dates/ times for late next week and w/c 03/12 and we can confirm availability?

Kind regards,

S40(

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2) @homesengland.gov.uk>  
**Sent:** 19 November 2018 21:17  
**To:** S40(2) @kent.gov.uk>; S40(2) @homesengland.gov.uk>  
**Cc:** S40(2) @homesengland.gov.uk>; S40(2) @steergroup.com;  
S40(2) @steergroup.com; S40(2) @kent.gov.uk>; S40(2) @kent.gov.uk>; S40(2) @swale.gov.uk; S40(2) @swale.gov.uk  
**Subject:** RE: HIF FF Swale Transport Infrastructure

S40(

Many thanks for letting us know. Could we perhaps arrange a call to catch up late next week or the following week when you have spoken to Steer?

Kind regards,

S40

---

**From:** S40(2) [redacted]@kent.gov.uk [mailto:S40(2) [redacted]@kent.gov.uk]  
**Sent:** 19 November 2018 17:42  
**To:** S40(2) [redacted]  
**Cc:** S40(2) [redacted]@steergroup.com; S40(2) [redacted]@steergroup.com; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@swale.gov.uk  
**Subject:** RE: HIF FF Swale Transport Infrastructure

Afternoon S40(2) [redacted]

We have taken the decision not to submit the Business Case in December. We are due to meet with Steer next week and will then be in a better position to advise on the revised timescales because we are aiming to submit in advance of the 01 March deadline.

Kind regards,

S40(2) [redacted]

S40(2) [redacted] Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) [redacted] | External: S40(2) [redacted] | Mobile: S40(2) [redacted] | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2) [redacted]@homesengland.gov.uk>  
**Sent:** 19 November 2018 13:51  
**To:** S40(2) [redacted]@kent.gov.uk>; S40(2) [redacted]@homesengland.gov.uk>  
**Cc:** S40(2) [redacted]@homesengland.gov.uk>  
**Subject:** RE: HIF FF Swale Transport Infrastructure

S40(2) [redacted]

Is there any update on your business case? It would be good to know so we can make time to review drafts if required.

Kind regards,

S40(2) [redacted]

---

**From:** S40(2) [redacted]@kent.gov.uk [mailto:S40(2) [redacted]@kent.gov.uk]  
**Sent:** 13 November 2018 15:57  
**To:** S40(2) [redacted]  
**Cc:** S40(2) [redacted]@dfat.gov.uk; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@steergroup.com; S40(2) [redacted]@steergroup.com  
**Subject:** RE: HIF FF Swale Transport Infrastructure

Afternoon S40(2) [redacted]

The feasibility of submitting the Business Case in December is currently under review following advice from colleagues at Steer.

We will advise you on the outcome of these discussions later this week.

Regards,

S40(2) [redacted]

S40(2) Environment, Planning and  
Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2)  
| External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

From: S40(2) @homesengland.gov.uk>  
Sent: 13 November 2018 14:59  
To: S40(2) @kent.gov.uk>  
Cc: S40(2) @homesengland.gov.uk>; S40(2) @dft.gov.uk  
S40(2) @dft.gov.uk>; S40(2) @homesengland.gov.uk>  
Subject: HIF FF Swale Transport Infrastructure

Hi S40

I am just double-checking whether you are still on course to submit a Business Case in December? Assuming that you are do you have a feel for when we might expect an advance draft? Would it be useful if S40(2) and I came down and had a session going through the draft business case? It might be an idea to get that diarised sooner than later if you would like us to come to you.

Kind regards

S40(2)

S40(2)

Homes England

M. S40(2)

T. 0300 1234 500 (switchboard)

Homes England was launched by the Secretary of State on 11 January 2018. Homes England is the trading name of Homes and Communities Agency (the legal entity).

Please note that our email addresses have changed from [hca.gsi.gov.uk](mailto:hca.gsi.gov.uk) to [homesengland.gov.uk](mailto:homesengland.gov.uk) - although emails sent to our old email addresses will be forwarded for 12-months, it would be appreciated if you would update your records to reflect this change.

Please forward any Freedom of Information Requests to: [enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)

---

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Please forward any Freedom of Information Requests to: [enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)

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documents is Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

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Do not use, copy or disclose the information contained in this message or in any attachment.

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---

S40(2)

**From:** S40(2) @kent.gov.uk  
**Sent:** 25 January 2019 11:55  
**To:** HIF-LeadConsultant@steergroup.com; S40(2) @steergroup.com;  
 S40(2) @steergroup.com; S40(2) @swale.gov.uk; S40(2) @kent.gov.uk;  
 S40(2) @swale.gov.uk; S40(2) @kent.gov.uk;  
 S40(2) @steergroup.com; S40(2) @swale.gov.uk  
**Cc:** S40(2) @dft.gov.uk; S40(2)  
**Subject:** RE: HIF Follow-Up Meeting 2 - Kent, Swale Transport Infrastructure (HIF/FF/420)

Morning S40(2)

Yes – from my perspective but others will have to confirm whether it is convenient for them too!

Kind regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

**From:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Sent:** 25 January 2019 10:10  
**To:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>; S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @swale.gov.uk; S40(2) @kent.gov.uk; S40(2) @swale.gov.uk; S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) @swale.gov.uk  
**Cc:** S40(2) @dft.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk  
**Subject:** RE: HIF Follow-Up Meeting 2 - Kent, Swale Transport Infrastructure (HIF/FF/420)

Hi S40(2)

Would it be possible to please move the meeting back by half an hour to 2.30pm allow time for travel between meetings?

Thank you,

S40(2)

S40(2)



**Manchester office**  
 Direct S40(2)  
 Switchboard +44 161 261 9140

[www.steer-ed.com](http://www.steer-ed.com)

**From:** HIF-LeadConsultant

**Sent:** 09 January 2019 11:03

**To:** S40(2) [redacted]@kent.gov.uk; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>; S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@swale.gov.uk

**Cc:** S40(2) [redacted]@dft.gov.uk; S40(2) [redacted]@homesengland.gov.uk; S40(2) [redacted]@homesengland.gov.uk; S40(2) [redacted]@homesengland.gov.uk

**Subject:** RE: HIF Follow-Up Meeting 2 - Kent, Swale Transport Infrastructure (HIF/FF/420)

Thank you S40(2) [redacted] I have sent an invitation for the call for 2pm on Monday 4 February.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]



**Manchester office**

Direct +S40(2) [redacted]  
Switchboard +44 161 261 9140

[www.steer-ed.com](http://www.steer-ed.com)

---

**From:** S40(2) [redacted]@kent.gov.uk [mailto:S40(2) [redacted]@kent.gov.uk]

**Sent:** 08 January 2019 14:56

**To:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>; S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@swale.gov.uk

**Cc:** S40(2) [redacted]@dft.gov.uk; S40(2) [redacted]@homesengland.gov.uk; S40(2) [redacted]@homesengland.gov.uk; S40(2) [redacted]@homesengland.gov.uk

**Subject:** RE: HIF Follow-Up Meeting 2 - Kent, Swale Transport Infrastructure (HIF/FF/420)

Afternoon S40(2) [redacted]

Our Steer colleagues (S40(2) [redacted] et al) are available on 4<sup>th</sup> and 5<sup>th</sup> February. Does this allow you to set up a teleconference?

Kind regards,

S40(2) [redacted]

S40(2) [redacted] | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) [redacted] | External: S40(2) [redacted] | Mobile: S40(2) [redacted] | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>

**Sent:** 08 January 2019 13:29

**To:** S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@steergroup.com>; S40(2) [redacted]

S40(2) [redacted]@swale.gov.uk>; S40(2) [redacted]@kent.gov.uk>; S40(2) [redacted]  
S40(2) [redacted]@kent.gov.uk>; S40(2) [redacted]@swale.gov.uk>; S40(2) [redacted]  
S40(2) [redacted]@kent.gov.uk>; S40(2) [redacted]@steergroup.com>; S40(2) [redacted]  
S40(2) [redacted]@swale.gov.uk>  
**Cc:** S40(2) [redacted]@dft.gov.uk>; S40(2) [redacted]@homesengland.gov.uk;  
S40(2) [redacted]@homesengland.gov.uk; S40(2) [redacted]@homesengland.gov.uk; HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>

**Subject:** RE: HIF Follow-Up Meeting 2 - Kent, Swale Transport Infrastructure (HIF/FF/420)

Hi all,

As per the email below, we are very keen to diarise a call with you to discuss the progress of your Economic Case. Please could you respond with alternative diary slots for January and early February, and we will confirm availability.

Many thanks,

S40(2) [redacted]

S40(2) [redacted]

S40(2) [redacted]

[redacted]

**Manchester office**

Direct +S40(2) [redacted]  
Switchboard +44 161 261 9140

[www.steer-ed.com](http://www.steer-ed.com)

---

**From:** S40(2) [redacted]  
**Sent:** 18 December 2018 10:57  
**To:** S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@swale.gov.uk>;  
S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@kent.gov.uk>; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]  
S40(2) [redacted]@swale.gov.uk>; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]  
S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@swale.gov.uk>  
**Cc:** S40(2) [redacted]@dft.gov.uk>; S40(2) [redacted]@homesengland.gov.uk;  
S40(2) [redacted]@homesengland.gov.uk; S40(2) [redacted]@homesengland.gov.uk; HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>

**Subject:** HIF Follow-Up Meeting 2 - Kent, Swale Transport Infrastructure (HIF/FF/420)

Hi all,

We are now scheduling follow-on teleconferences for early in the new year with all bidders. The purpose of this call is to help ensure that you are progressing your Economic Case in line with HIF guidance, assess whether you are on target to meet the agreed deadline and to discuss any further issues that you would like to raise.

We anticipate that these teleconferences will last no longer than 45 minutes and will include representation from Homes England. If you could let us have alternative diary slots for January and early February and we will confirm availability, by return.

Best,

S40(2) [redacted]

S40(2) [redacted]

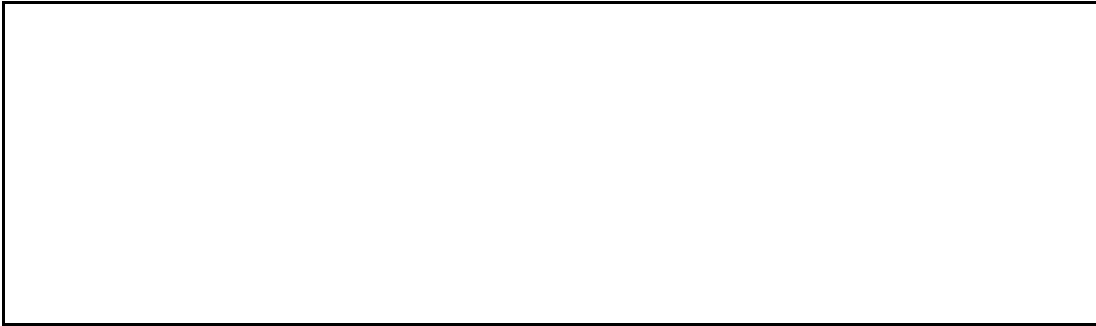
[redacted]

Leeds Office

Direct S40(2)

Switchboard +44 161 261 9140

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S40(2)

---

**From:** S40(2) @kent.gov.uk  
**Sent:** 22 January 2019 17:47  
**To:** S40(2)  
**Cc:** S40(2)  
**Subject:** RE: Housing Infrastructure Fund support plan award letter

Afternoon S40(2)

Further to our telephone conversation this morning, the query from Finance regards the conditions. Reference is made to **the Conditions** in the *[Support Plan - Signed Letter]* and that these are contained in the *[Support Plan - Annexes]*. Finance colleagues have been unable to locate these.

However, on a second read of the latter document this afternoon, I am assuming that there are no such conditions because N/A is included against all of the **Agreed Support Items** under the 'Conditions' heading on p. 1. If my interpretation is incorrect, please do advise.

My sincere thanks again for all of your support in securing this Funding Award which has been greatly welcomed by both Authorities.

Regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

---

**From:** S40(2) @homesengland.gov.uk>  
**Sent:** 14 January 2019 10:53  
**To:** S40(2) @kent.gov.uk>  
**Cc:** S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>  
**Subject:** Housing Infrastructure Fund support plan award letter  
**Importance:** High

Dear S40(2)

Attached is the Housing Infrastructure Fund support plan award letter and associated annexes. This letters covers the costs incurred by Kent County Council in preparing a Full Business Case which we have agreed to reimburse. As you are not seeking any procured costs the value for this amount is nil.

Annex 1 provides the scope of the support plan and the amounts agreed previously with you.

Could you please arrange for the letter and associated Annexes to be signed by your S151 officer and returned to [HIF@homesengland.gov.uk](mailto:HIF@homesengland.gov.uk).

To enable an account to be set up on our payment system, please follow the below process:

- Complete the attached 'New Supplier Template' form
- Submit this form **directly** to [apenquiries@homesengland.gov.uk](mailto:apenquiries@homesengland.gov.uk). Forwarded emails will not be accepted in order to comply with fraud prevention measures (direct provision is required from the local authority email address).

- Homes England Finance will then independently verify the details, potentially through a phone call to your finance department.

Until this process is done we cannot make a payment.

To make a payment we will require you to use the claim form each time you wish to make a claim and provide supporting evidence that expenditure has been incurred to enable us to reimburse costs.

S40(2)

Homes England

M. S40(2)

T. 0300 1234 500 (switchboard)

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S40(2)

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**From:** S40(2) @kent.gov.uk  
**Sent:** 11 October 2018 15:46  
**To:** S40(2) @kent.gov.uk; S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) HIF-LeadConsultant@steergroup.com  
**Cc:** S40(2) @swale.gov.uk; S40(2) @swale.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @swale.gov.uk  
**Subject:** RE: Swale HIF Bid

All,

26<sup>th</sup> and 2<sup>nd</sup> are also good for me,

Kind regards

S40(2)

---

**From:** S40(2)  
**Sent:** 11 October 2018 14:06  
**To:** S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** S40(2) @swale.gov.uk; S40(2) @swale.gov.uk; S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @swale.gov.uk  
**Subject:** RE: Swale HIF Bid

Hi all,

26<sup>th</sup> or 2<sup>nd</sup> are best for me.

Regards

S40(2)

---

**From:** S40(2)  
**Sent:** 11 October 2018 14:01  
**To:** S40(2) @steergroup.com; S40(2) @kent.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** S40(2) @swale.gov.uk; S40(2) @swale.gov.uk; S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @swale.gov.uk  
**Subject:** RE: Swale HIF Bid

Afternoon S40(2)

My preference would be 1400 on either 25/ 26 Oct.

KCC/ SBC/ Steer colleagues are all Cced and will be able to confirm their availability shortly.

Kind regards,

S40(2)

S40(2) | Environment, Planning and Enforcement | Kent County Council | Invicta House, Maidstone, Kent ME14 1XX | Internal: S40(2) | External: S40(2) | Mobile: S40(2) | [www.kent.gov.uk](http://www.kent.gov.uk) |

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**From:** S40(2) @steergroup.com>

**Sent:** 11 October 2018 11:51

**To:** S40(2) @kent.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>

HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>

**Cc:** S40(2) @swale.gov.uk>; S40(2) @swale.gov.uk>; S40(2) @kent.gov.uk>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @swale.gov.uk

**Subject:** RE: Swale HIF Bid

Hi S40(2)

Sorry for the delay, I've just returned from leave. We can currently the afternoon of the 25<sup>th</sup>, the 26<sup>th</sup> or the 2<sup>nd</sup>. Do any of those times work for you? We are scheduling follow-up meetings for one hour.

Our availability is changing quite quickly so if you could confirm your preferred slot as soon as possible it would be very helpful.

Thanks,

S40(2)

S40(2)

Leeds Office  
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---

**From:** S40(2) @kent.gov.uk [mailto:S40(2) @kent.gov.uk]

**Sent:** 09 October 2018 15:44

**To:** S40(2) @kent.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @steergroup.com>; S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>

**Cc:** S40(2) @swale.gov.uk>; S40(2) @swale.gov.uk>; S40(2) @kent.gov.uk>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @steergroup.com>; S40(2) @swale.gov.uk

**Subject:** RE: Swale HIF Bid

Afternoon S40(2)

Further to S40(2) earlier email, are you able to circulate some potential dates/ times for a teleconference towards the end of this month?

Kind regards,

S40(2)

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**From:** S40(2)  
**Sent:** 09 October 2018 08:34  
**To:** S40(2) <[S40\(2\)@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>; S40(2) <[S40\(2\)@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>; HIF-LeadConsultant <[HIF-LeadConsultant@steergroup.com](mailto:HIF-LeadConsultant@steergroup.com)>  
**Cc:** S40(2) <[S40\(2\)@kent.gov.uk](mailto:S40(2)@kent.gov.uk)>; S40(2) <[S40\(2\)@swale.gov.uk](mailto:S40(2)@swale.gov.uk)>; S40(2) <[S40\(2\)@swale.gov.uk](mailto:S40(2)@swale.gov.uk)>; S40(2) <[S40\(2\)@kent.gov.uk](mailto:S40(2)@kent.gov.uk)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>; S40(2) <[S40\(2\)@steergroup.com](mailto:S40(2)@steergroup.com)>  
**Subject:** RE: Swale HIF Bid

Dear all,

Thank you for the recent teleconference which I hope all found beneficial.

Taking on board the comments around the Transport summary, please find attached, our updated summary document for your information and review. I believe that S40 is going to try to set up a further meeting towards the end of the month and do let me know if you have any additional comments/queries on this particular summary.

Regards

S40(2)

[Redacted]  
[Redacted]  
Kent County Council  
Highways, Transportation and Waste  
County Hall  
Maidstone  
ME14 1XX  
Tel: S40(2)  
Mob: S40(2)

S40(2)

**From:** S40(2) @kent.gov.uk  
**Sent:** 09 October 2018 15:44  
**To:** S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) HIF-LeadConsultant@steergroup.com  
**Cc:** S40(2) @swale.gov.uk; S40(2) @swale.gov.uk; S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @swale.gov.uk  
**Subject:** RE: Swale HIF Bid

Afternoon S40(2)

Further to S40(2) earlier email, are you able to circulate some potential dates/ times for a teleconference towards the end of this month?

Kind regards,

S40(2)

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**From:** S40(2)  
**Sent:** 09 October 2018 08:34  
**To:** S40(2) @homesengland.gov.uk; S40(2) @steergroup.com; S40(2) @homesengland.gov.uk; S40(2) @homesengland.gov.uk; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** S40(2) @kent.gov.uk; S40(2) @swale.gov.uk; S40(2) @swale.gov.uk; S40(2) @kent.gov.uk; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @steergroup.com; S40(2) @steergroup.com  
**Subject:** RE: Swale HIF Bid

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Regards

S40(2)

Kent County Council  
Highways, Transportation and Waste  
County Hall

Maidstone

ME14 1XX

Tel: S40(2)

Mob: S40(2)

S40(2)

**From:** S40(2) [redacted]@steergroup.com>  
**Sent:** 05 November 2018 14:21  
**To:** S40(2) [redacted]@kent.gov.uk  
**Cc:** S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@dft.gov.uk; S40(2) [redacted] HIF-LeadConsultant  
**Subject:** RE: Swale HIF Bid  
**Importance:** High

Good Afternoon S40(2) [redacted]

We have considered the proposed transport appraisal methodology set out in your Summary of Transport Approach attachment and received comments from MHCLG and DfT economists, which have been incorporated below.

With your business case submission, you are requested to include evidence which demonstrates housing dependency on each infrastructure component on a site-by-site basis, for example in your explanation of how you decided on an appropriate Do Less option. You are reminded that those assessing your bid will only have the information included within it in front of them; for example, it would be useful to describe the M2 J5 scheme along with its impacts, and explain its relationship with your promoted HIF scheme. You are advised that considerably more weight would be placed on an approach to determining dependency following WebTAG A2.2 than it being based on a previous planning inspector's report on the local plan.

In terms of transport modelling, the approach set out looks generally reasonable. Where you use the VISSIM model in assessing the level of service under different development levels, it is noted this will need to incorporate outputs from a range of runs (from different random seed values), as well as demonstrating the consistency of response between VISSIM and the Saturn model. It would be useful if you could confirm whether this model also includes the B2006 junction with the A249 (between the two junctions proposed to be improved with HIF).

Kind regards

S40(2) [redacted]

S40(2) [redacted]



**Leeds office**

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**From:** S40(2) [redacted]@kent.gov.uk [mailto:S40(2) [redacted]@kent.gov.uk]  
**Sent:** 09 October 2018 08:34  
**To:** S40(2) [redacted]@homesengland.gov.uk; S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@homesengland.gov.uk; S40(2) [redacted]@homesengland.gov.uk; HIF-LeadConsultant <HIF-LeadConsultant@steergroup.com>  
**Cc:** S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@swale.gov.uk; S40(2) [redacted]@kent.gov.uk; S40(2) [redacted]@steergroup.com>; S40(2) [redacted]



S40(2) [redacted]@steergroup.com>; S40(2) [redacted]@steergroup.com>

**Subject:** RE: Swale HIF Bid

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Regards

S40(2) [redacted]

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[redacted]  
Kent County Council  
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Maidstone  
ME14 1XX  
Tel: S40(2) [redacted]  
Mob: S40(2) [redacted]