



Planning and Development

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL

Email: planning.enquiries@ashford.gov.uk

Telephone: 01233 331111

Website: www.ashford.gov.uk

Application for Outline Planning Permission with some matters reserved

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Possingham Farm Site, located adjacent to the A28 Ashford Road and Chilmington Green Development

Applicant Details

Name/Company

Title

Mr

First name

Surname

Reed

Company Name

Hodson Developments Ltd

Address

Address line 1

Office 9

Address line 2

55 Park Lane

Address line 3

Town/City

London

Country

Postcode

W1K 1NA

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access
- Appearance
- Landscaping
- Layout
- Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

Has the work already been started without planning permission?

- Yes
- No

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Existing Use

Please describe the current use of the site

Agricultural Land

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Refer to the Access and Movement Parameter Plan - 29892A_103_50

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Refer to planning consent 18/00395/AS dated 10 July 2019 and drawing reference VD15229-Phase 1-104-513.1A
Refer to the Drainage Strategy prepared by Vectos Dated April 2021

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course

Soakaway

Main sewer

Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

80

3 Bedroom:

183

4+ Bedroom:

50

Unknown Bedroom:

19

Total:

332

Housing Type:

Flats / Maisonettes

1 Bedroom:

46

2 Bedroom:

80

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

126

**Proposed Market Housing
Category Totals**

1 Bedroom Total

46

2 Bedroom Total

160

3 Bedroom Total

183

4 Bedroom Total

50

Unknown
Bedroom Total

19

Bedroom Total

458

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

0

3 Bedroom:

17

4+ Bedroom:

3

Unknown Bedroom:

0

Total:

20

Housing Type:

Flats / Maisonettes

1 Bedroom:

20

2 Bedroom:

26

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

46

Proposed Social, Affordable or Intermediate Rent Category Totals

1 Bedroom
Total

20

2 Bedroom
Total

26

3 Bedroom
Total

17

4 Bedroom
Total

3

Unknown
Bedroom Total

Bedroom Total

66

Affordable Home Ownership

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

0

3 Bedroom:

33

4+ Bedroom:

7

Unknown Bedroom:

0

Total:

40

Housing Type:

Flats / Maisonettes

1 Bedroom:

39

2 Bedroom:

52

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

91

Proposed Affordable

Housing Category Totals

1 Bedroom Total

39

2 Bedroom Total

52

3 Bedroom Total

33

4 Bedroom Total

7

Unknown
Bedroom Total

Bedroom Total

131

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units

655

Total existing residential units

0

Total net gain or loss of residential units

655

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

16/01/2020

Details of the pre-application advice received

Pre-application meeting held with the LPA on the 16 January 2020 to discuss the principles of development at Possingham Farm.

The Applicant submitted a request for a screening opinion and Ashford Borough Council (ABC) confirmed, that whilst the proposals comprise of an infrastructure project falling within category 10b of Schedule 2 of the Town and County Planning (Environmental Impact Assessment) Regulations 2017 and exceeds the thresholds in column 2 of the table in the Schedule, for the reasons set out, an Environmental Impact Assessment is not required.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Bartlett Farmhouse

Number:

Suffix:

Address line 1:

Chilmington Green

Address Line 2:

Great Chart

Town/City:

Ashford

Postcode:

TN23 3DW

Date notice served (DD/MM/YYYY):

07/05/2021

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Surname

Reed

Declaration Date

07/05/2021

Declaration made

Declaration

I / We hereby apply for Outline planning permission: Some matters reserved as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Peter Reed

Date

07/04/2022

Planning and Development
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
TN23 1PL



March 2022

Outline Application for Planning Permission
Town and Country Planning Act 1990 (As amended)

Dear Sir or Madam,

Please find enclosed an Outline Planning Application for residential development. This submission proposes:

'Outline application for the development of up to 655 residential dwellings (including 30% affordable dwellings) provision of new roads, footpaths, cycleways, installation of appropriate utilities, infrastructure (including Sustainable Drainage System (SuDS), car parking spaces, landscaping, within land north of Possingham Farmhouse, Ashford Road, Great Chart, Ashford.'

I confirm that an Application for Outline Planning with some matters reserved, has been submitted on the Planning Portal (PP-09813818).

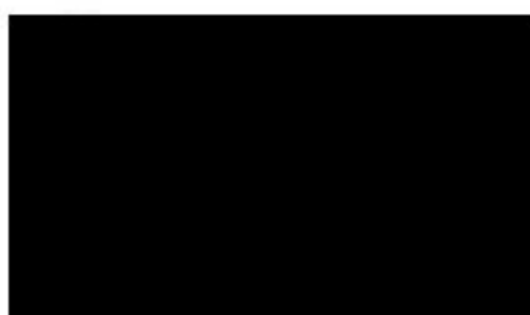
The submission comprises of the following documents:

- Outline Planning Application Form (PP-09813818),
- Application Fee (a cheque for the sum of £35,582) has been sent to Planning Portal – Birmingham,
- Parameter Plan Drawings, prepared by Clague Architects,
- Access Drawings, prepared by Vectos Engineering Consultants,
- Design and Access Statement, prepared by Clague Architects,
- Flood Risk Assessment and Drainage Strategy prepared by Vectos Engineering Consultants,
- Planning Statement, prepared by Hodson Developments (Applicant),
- Schedule 1 – Application Document Control Schedule,
- Preliminary Ecological Assessment prepared by Lloyds Bore,
- Landscape and Visual Impact Assessment prepared by Neil Tully and Associates,
- Archaeological Desk-Based Assessment prepared by RSP Group,
- Built Heritage Statement prepared by RSP Group,
- Topographical Survey Plans prepared by JC White,

I trust you find the above acceptable and look forward to receiving early acknowledgement of its validation. If you have any queries, please do not hesitate to contact me.

The Applicant is keen to work with the Local Planning Authority and would welcome a meeting to discuss the application with the Council, at the earliest opportunity.

Yours Faithfully,



Peter Reed
Land and Planning Director

Hodson Developments
Office 9
55 Park Lane
London W1K 1NA
T +44 (0)20 7183 1825

info@hodsondevelopments.com
hodsondevelopments.com

Registered in England No. 2850626
Registered Office: Office 9, 55 Park Lane, London, W1K 1NA