

BY EMAIL

FOR THE ATTENTION OF
Mark Harnett
Fladgates
16 Great Queen Street
London
WC2B 5DG

Your Ref:
Our Ref EW15.KE0592.07033:

26 November 2024

Dear Mark

**LAND AT CHILMINGTON GREEN, ASHFORD ROAD, GREAT CHART, ASHFORD, KENT
APPEALS: APP/W2275/Q/23/3333923 & APP/E2205/Q/23/3334094**

We write further to your email dated 15 November 2024 sent to the Planning Inspectorate advising that the Appellant will provide an updated Viability Assessment, Transport Impact Assessment and Education Needs Assessment (together the “Documents”) by the 16th December 2024.

Following consultation with Ashford Borough Council (“ABC”), both ABC and our client consider that it is fundamental that the Documents are received by the 16th December 2024 at the absolute latest to allow for a fair inquiry to be undertaken. Indeed it is the case that the Documents should have been provided with the applications themselves to seek to justify the modifications that are being sought. In the event that the Documents are not received by the 16th December 2024 then it is inevitable that an adjournment will be required to allow both ABC and our client to engage fairly in the inquiry process.

Accordingly, please confirm that the Appellant will provide the Documents no later than the 16th December 2024. We request that this confirmation is provided as a matter of urgency to allow our client to consider any necessary next steps.

In addition:

1. We await a response to our letter dated 14th November 2024 despite requesting a response as a matter of urgency due to it affecting our preparation for the inquiry.
2. Please confirm who is acting on your client’s behalf in respect of the Education Needs Assessment so that our clients are able to agree the parameters and methodology as far as possible in advance.

As set out above given the implications for the inquiry please ensure that the requested responses are provided as a matter of urgency.

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Yours faithfully

Elizabeth Nuttall
Senior Associate
Pinsent Masons LLP

This letter is sent electronically and is therefore unsigned

Copy to: Helen Skinner, The Planning Inspectorate, Temple Quay House, 2 The Square,
Bristol BS1 6PN

Jermey Baker, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford
TN23 1PL