



CORE DOCUMENT LIST

Appeal Ref: APP/E2205/W/24/3345454

Land North of Possingham Farmhouse, Ashford Road, Great Chart, Kent, TN26 1JR

CD1 Appeal Documents

Ref.	Document	Notes
CD1/1	Appeal submitted to the Planning Inspectorate (forms only – all other information included in Core Docs below)	
CD1/2	Officers Committee Report 13 December 2023	
CD1/3	Decision Notice dated 14 December 2023	
CD1/4	LPA Appeal Questionnaire	
CD1/5	Consultation Responses	
CD1/6	Appellant’s Statement of Case	
CD1/7	LPA’s Statement of Case	
CD1/8	Draft Planning Conditions	
CD1/9A	ABC CIL Compliance Statement and Appendices	
CD1/9B	KCC CIL Compliance Statement and Appendices	
CD1/10	S106 with Ashford Borough Council and KCC	Draft
CD1/11	Appeal Third Party Representations	
CD1/11A	Hobbs Parker Letter	
CD1/12	Planning SoCG	
CD1/13	Ecology SoCG, including September 2024 EcIA	
CD1/14	Drainage SoCG	
CD1/15	Education SoCG	
CD1/16	Highways SoCG	
CD1/17	KCC Statement of Case	
CD1/17A	KCC Statement of Case Appendix 1.1 – 1.3	
CD1/17B	KCC Statement of Case Appendix 2	
CD1/17C	KCC Statement of Case Appendix 3.1 – 3.5	
CD1/17D	KCC Statement of Case Appendix 4	
CD1/18	Appeal Start Letter	
CD1/19	CMC Inspector Note	
CD1/20	Inquiry Programme	
CD1/21	Appellant PoE – Planning	
CD1/22	Appellant PoE – Nutrient Neutrality	
CD1/23	Appellant PoE – Landscape	
CD1/24	Appellant PoE – Highways	
CD1/25	Appellant PoE – Education	
CD1/26	Appellant PoE – Ecology	
CD1/27	ABC PoE - Planning	
CD1/28	ABC PoE – Nutrient Neutrality	
CD1/29	ABC PoE - Ecology	
CD1/30	KCC PoE – Highways and Summary	
CD1/31	KCC PoE - Education	

CD2 Planning Application Documents

Ref.	Document	Doc Ref.
CD2/1	Original Planning Application Form and Cover Letter prepared by Hodson Development, March 2022	-
CD2/2	Built Heritage Statement, prepared by RPS, dated May 2021	JCH00785
CD2/3	Planning Statement prepared by Hodson Development March 2022	
CD2/4	Design and Access Statement by Masterplanners and Architects	29892A_700 B
CD2/5	Archaeological Desk-Based Assessment by RPS, May 2021	26718
CD2/6	Preliminary Ecological Appraisal by Lloyd Bore, March 2021	5674-LLB-RP-EC-0001
CD2/7	Flood Risk Assessment and Drainage Strategy by Vectos, April 2021	VD21426
CD2/8	Landscape and Visual Impact Appraisal by Neil Tully Associates, May 2021	
CD2/9	Topographical Survey (North Quadrant)	20/00/166 1
CD2/10	Topographical Survey (Centre Quadrant)	20/00/166 2
CD2/11	Topographical Survey (South Quadrant)	20/00/166 3
CD2/12	Site Location Plan – Superseded	29892A 10 E
CD2/13	Site Layout Plan	29892A 103 F
CD2/14	Access and Movement Parameter Plan	29892A 50H
CD2/15	Building Heights Parameter Plan	29892A 51 H
CD2/16	Land Use Parameter Plan	29892A 52 H
CD2/17	Parcel Densities Parameter Plan	29892A 53 H
CD2/18	Landscape Parameter and Open Space Plan	D0410 001 C
CD2/19	Primary Access Arrangement	VD21426-D100 C
CD2/20	Secondary Access (Ghost Island) Arrangement into Development on the A28	VD21426-D101 A
CD2/21	Sc104 Layout – Strategic FW Design for Long Length Sheet 1 of 5	VD15279-Phase 1-104-513.1 A
CD2/22	Transport Assessment by Vectos, July 2022	
CD2/23	Transport Assessment Appendices by Vectos, July 2022	
CD2/24	Nutrient Neutrality Statement by Water Environment accompanying cover letter and Overarching Nutrient Neutrality Assessment and Mitigation Strategy	22074-NUT-TN-02 P01
CD2/25	Biodiversity Net Gain Report by Corylus, March 2023	21142
CD2/26	Ecological Impact Assessment Report by Corylus Ecology, April 2023	
CD2/27	Transport Assessment Addendum by Vectos, May 2023	
CD2/28	Updated Application Form Updated July 2023	
CD2/29	Site Location Plan	29892A 10 F

CD3 Documents Submitted During the Appeal

Ref.	Document	Doc Ref
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CD3/1	Landscape Parameter Plan – Open Space Plan	D0410_001 F
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CD4 Relevant Correspondence

Ref.	Document
CD4/1	Correspondence in March 2023 between Ashford Borough Council and the Appellant regarding Nutrient Neutrality
CD4/2	Correspondence with August 2023 between Ashford Borough Council and the Appellant regarding updated application form.
CD4/3	Correspondence in December 2023 between Ashford Borough Council and the Appellant regarding Heritage Statement
CD4/4	Correspondence in December 2023 between Ashford Borough Council and the Appellant regarding EcIA (part 1), including November 2023 EcIA
CD4/5	Correspondence in December 2023 between Ashford Borough Council and the Appellant regarding EcIA (part 2)
CD4/6	EA Pre-App response to Overarching NNAMS dated 6th December 2022.
CD4/7	NE consultation response to ABC (reference 473240) to the Proposed construction of a Wastewater Treatment Plant, associated landscaping, and proposed vehicular access from Chilmington Green Road. (Planning application reference: PA/2023/0715) dated 22nd April 2024.
CD4/8	EA consultation response to ABC (reference KT/2023/130815/01-L01) to the Proposed construction of a Wastewater Treatment Plant, associated landscaping, and proposed vehicular access from Chilmington Green Road. (Planning application reference: PA/2023/0715) dated 21st July 2023.
CD4/9	KCC LLFA consultation response to ABC (reference ABC/2023/095126) to the Proposed construction of a Wastewater Treatment Plant, associated landscaping, and proposed vehicular access from Chilmington Green Road. (Planning application reference: PA/2023/0715) dated 30th November 2023.
CD4/10	Response from National Highways confirming no objections, 4 th September 2024
CD4/11	ABC request for further information relating to Nutrient Neutrality , 30 th August 2024
CD4/12	DHA response to ABC query for further information

CD5 Legislation

Ref.	Document
CD5/1	The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (online resource) https://www.legislation.gov.uk/ukxi/2011/1824/contents

CD5/2	UK Public General Acts, Planning Listed Buildings and Conservation Areas) Act 1990 (online resource) https://www.legislation.gov.uk/ukpga/1990/9/contents
CD5/3	UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6) (online resource) https://www.legislation.gov.uk/ukpga/2004/5/section/38/2021-01-21
CD5/4	CIL Regulations 2010 (as amended) (online resource) https://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents

CD6 National Planning Policies and Guidance

Ref.	Document
CD6/1	National Planning Policy Framework December 2023
CD6/2	PPG (online resource) https://www.gov.uk/government/collections/planning-practice-guidance

CD7 Ashford Borough Council Local Planning Policies Guidance (extracts where appropriate) and Regional Documents

Ref.	Document
CD7/1	Ashford Borough Council Local Plan 2030 (online resource) https://www.ashford.gov.uk/media/jw3nbvq1/adopted-ashford-local-plan-2030.pdf
CD7/2	Landscape Character SPD, 2011
CD7/3	Chilmington Green Area Action Plan, 2013
CD7/4	The Sustainable Drainage SPD, Oct 2010
CD7/5	Climate Change Strategy and Climate Change Action Plan (June 2022)
CD7/6	Climate Change Guidance for Development Management (December 2022)
CD7/7	Green Space & Water Environment SPD, July 2012
CD7/8	Affordable Housing SPD, 2009
CD7/9	Residential Space and Layout SPD 2011 (external space only)
CD7/10	Residential Parking and Design SPD 2010
CD7/11	Public Green Spaces and Water Environment SPD 2012
CD7/12	Dark Skies SPD 2014
CD7/13	Fibre to the Premises SPD 2020
CD7/14	Ashford Core Strategy, 2008
CD7/15	Chilmington Green Design Code, 2016

CD7/16	South-East Plan, 2009
CD7/17	Regional Planning Guidance for the South-East (RGP9)
CD7/18	Greater Ashford Development Framework (GADF), 2005
CD7/19	Ashford's Future Study 2001 (referred to RGP9 – CD7/17)
CD7/20	Chilmington Green & Discovery Park Landscape & Visual Impact Baseline for AAP, ref: W102496R26C, March 2012

CD8 Relevant Appeal Decisions/Judgements

Ref.	Document
CD8/1	Kingsnorth Appeal Decision - APP/E2205/W/23/3320146
CD8/2	Pickering's Farm Site Appeal Decisions - APP/F2360/W/22/3295498 & APP/F2360/W/22/3295502
CD8/3	Appeal Decision Land at South-west Sittingbourne / Wises Lane Sittingbourne - APP/V2255/W/19/3233606

CD9 Highway Documents

Ref.	Document
CD9/1	Department for Transport (DfT) Circular 01/2022 Strategic Road Network and the delivery of sustainable development (adopted December 2022) (online resource) https://www.gov.uk/government/publications/strategic-road-network-and-the-delivery-of-sustainable-development/strategic-road-network-and-the-delivery-of-sustainable-development
CD9/2	Kent County Council Ashford Cycling and Walking Strategy (2019-2029)
CD9/3	Kent County Council Local Transport Plan 4: Delivering Growth without Gridlock (2016-2031)
CD9/4	Department for Transport Inclusive Mobility – A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure (December 2021)
CD9/5	The Kent Design Guide: 'Making It Happen' (online resource) https://www.kent.gov.uk/about-the-council/strategies-and-policies/service-specific-policies/economic-regeneration-and-planning-policies/regeneration-policies/kent-design-guide
CD9/6	Department for Transport National Travel Survey 2021: Introduction and Main Findings (online resource) https://www.gov.uk/government/statistics/national-travel-survey-2021/national-travel-survey-2021-introduction-and-main-findings
CD9/7	Trics Guidance Note on the Practical Implementation of the Decide & Provide Approach

CD9/8	Planning Decision 21/00839/AS - Active Travel Route
CD9/9	Planning Decision 21/00840/AS - Infrastructure route
CD9/10	Manual for Streets (MfS) 2007
CD9/11	Planning for Walking by the Chartered Institution of Highways and Transportation (CIHT) April 2015
CD9/12	KCC Consultation Response to the Cort Lodge Application (18/01822/AS) from 14 th June 2021
CD9/13	KCC Consultation Response to the Cort Lodge Application (18/01822/AS) from 30 th April 2024
CD9/14	KCC Consultation Response to the Cort Lodge Application (18/01822/AS) from 14 th May 2024

CD10 Ecology Documents

Ref.	Document
CD10/1	Conservation of Habitats and Species Regulations 2017 (as amended) (online resource) https://www.legislation.gov.uk/ukxi/2017/1012/contents/made
CD10/2	Natural Environment and Rural Communities Act 2006 (online resource) https://www.legislation.gov.uk/ukpga/2006/16/contents
CD10/3	Natural England 2009 Protection of Badgers Act 1992 (as amended) Interpretation1 of 'Disturbance' in relation to badgers occupying a sett. Guidance Note June 2009
CD10/4	Eaton et al. 2015 The Status of our bird populations: the fourth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man British Birds 108: 708-746
CD10/5	Clements et al 2015 Kent Breeding Bird Atlas 2008 – 2013 Kent Ornithological Society
CD10/6	Donald P 2004 The Skylark Poyser Monographs
CD10/7	Conservation Evidence 2006 SAFFIE –research into practice and policy (online resource) https://www.conservationevidence.com/individual-study/3587
CD10/8	Farmers for Skylarks (2018) Skylark Plots Report Unique cooperation to reverse the trend for a threatened species Swedish University of Agricultural Sciences (SLU)
CD10/9	Odderskær P., Prang A., Poulsen J., Andersen P. & Elmegaard N. (1997) Skylark (<i>Alauda arvensis</i>) utilisation of micro-habitats in spring barley fields. Agriculture, Ecosystems & Environment, 62, 21-29. (online resource) https://www.conservationevidence.com/individual-study/2884
CD10/10	Winspear, R & Davies, G. 2005. A management guide to birds of lowland farmland RSPB, Sandy Beds.

CD11 Nutrient Neutrality Documents

Ref.	Document
CD11/1	Natural England Generic Methodology published November 2022, last updated March 2024
CD11/2	WEL Hydrological Statement Ref: 22074-NUT-TN-03 C02
CD11/3	Corylus Summary of potential effects on the River Beult SSSI Ref: 21139
CD11/4	ABC Soc on WwTW Appeal (Ref: APP/E2205/W/24/3345453)
CD11/5	Hodson Rebuttal to the WwTW SoC (Ref: APP/E2205/W/24/3345453)

CD12 Education Documents

Ref.	Document
CD12/1	Securing developer contributions for education August 2023
CD12/2	KCC's Developer Contributions Guide 2023
CD12/2A	Appendix 1: Adult Social Care
CD12/2B	Appendix 2: Community Learning and Skills
CD12/2C	Appendix 6: Primary and Secondary Education
CD12/2D	Appendix 7: Special Educational Needs and Disabilities
CD12/2E	Appendix 14: Highways and Transportation
CD12/2F	Appendix 15: Integrated Children's Services – Youth Services/ Early Years Service
CD12/2G	Appendix 16 – Libraries, Registration and Archives
CD12/2H	Appendix 18 – Waste Disposal and Recycling
CD12/3	KCC's Technical Appendix 6: Education - Primary and Secondary
CD12/4	KCC Commissioning Plan for Education Provision in Kent 2024-2028
CD12/5	Kent County Council Education Contributions Justification and Spreadsheet
CD12/6	Cover Letter to Education Assessment 2022 <ul style="list-style-type: none"> • Appendix 1 – Education Assessment • Appendix 1A – New School Land Costs
CD12/7	Updated Education Assessment

CD12/8	Department for Education School Capacity (SCAP) Survey 2024 – Guide for Local Authorities (April 2024)
CD12/9	Department for Education Local Authority Pupil Planning Areas – Guide for Local Authorities (September 2021)
CD12/10	Kent’s Strategy for Children and Young People with SEND 2021-2024
CD12/11	October 2023 school census
CD12/12	Email confirming December 2023 Council Tax records
CD12/13	Section 106B of the Town and Country Planning Act 1990

CD13 Landscape Documents

Ref.	Document
CD13/1	Drone Views of the Site – Existing and Proposed - https://kuula.co/share/5xYmq/collection/7cg94?logo=-1&info=0&fs=1&vr=0&autorotate=0.02&thumbs=1&alpha=0.71
CD13/2	Section 6.5 of Chilmington Green DAS (Landscape)
CD13/3	29692A_53_J - Possingham Farm Parcel Density Parameter Plan
CD13/4	1041_C - Chilmington Green Overall Density Plan including Possingham Farm
CD13/5	D0140_007 Overall Masterplan

CD14 Other

Ref.	Document
CD14/1	Secondary School Decision Notice and Committee Report (21/01914/AS)
CD14/2	Sports Provision Plans for Secondary School (21/01914/AS)
CD14/3	Not Required RfR Removed
CD14/4	Not Required RfR Removed
CD14/5	Not Required RfR Removed
CD14/6	Ashford Borough Council Five Year Housing Land Supply Update 2024-2029

CD15 Chilmington Green

Ref.	Document
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CD15/1	Chilmington Green Design and Access Statement July 2012, prepared by John Thompson & Partners
CD15/2	Addendum to the Chilmington Green Design & Access Statement September 2013, prepared by John Thompson & Partners
CD15/3	Chilmington Green Outline Planning Permission Decision Notice, ref: 12/00400/AS
CD15/4	Chilmington Green Design Code Regulatory Overview Plan 00122_R3 Rev I
CD15/5	Chilmington Green Access and Strategic Vehicular Routes Plan 00122_OPA_05R1 Rev P1
CD15/6	Chilmington Green Building Parameters Plan 00122_OPA_07R1 Rev P1
CD15/7	Chilmington Green Footpath and Cycle Routes Plan 00122_OPA_08R3 Rev P3
CD15/8	Chilmington Green Land Use Plan 00122_OPA 02R1 Rev P2
CD15/9	Chilmington Green Open Space Plan 00122_OPA 06R2 rev P3
CD15/10	Chilmington Green Residential Density Plan 00122_OPA 03R4 Rev P4
CD15/11	Chilmington Green Storey Heights Plan 00122_OPA 04R1 Rev P1
CD15/12	Access C Southern A28 Roundabout 40m ICD Vectos 131065/A/02 Rev B
CD15/13	Chilmington Green S106 Agreement 27 February 2017
CD15/14	Chilmington Green S106 Agreement 27 February 2017 Redline with tracked changes - Existing Composite S.106 Agreement-35039435-v5 and NEW DOC - Composite S.106 with Proposed Mods-35094444-v3
CD15/15	Letter from Appellant to KCC on 20 October 2022, including Table Summarising the Proposed Amendments to the Chilmington Green S106 and Report prepared by Quod dated 18 October 2022
CD15/15A	Appendix 4 to S106B Appeal (ref: APP/W2275/Q/23/3333923) – ATC
CD15/15B	Appendix 5P(1) to S106B Appeal (ref: APP/W2275/Q/23/3333923) – N03-CS-A28 Junction Assessments – Trigger points
CD15/15C	Appendix 5P(2) to S106B Appeal (ref: APP/W2275/Q/23/3333923) – N03-CS-A28 Junction Assessments – Trigger points
CD15/15D	Appendix 6 to S106B Appeal (ref: APP/W2275/Q/23/3333923) – KCC Highways and Transportation Letter
CD15/16	Deed of variation to the S106 dated 27 February 2017 dated 29 March 2019
CD15/17	Deed of variation to the S106 dated 27 February 2017 dated 13 July 2022
CD15/18	Site-wide strategic Ecological Enhancement and Mitigation Strategy for Chilmington Green

CD15/19	WSP 2012 Environmental Statement for Chilmington Green, Volume 2B Appendices Chapter 9 Ecology
CD15/20	Appellant's request to amend the Chilmington Green S106 dated 23 April 2021
CD15/21	Chilmington Green Transport Assessment – July 2012
CD15/22	Chilmington Green Transport Assessment Addendum – May 2014

Version: 30 September 2024

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