

[REDACTED]

From: Emma Hargreaves
Sent: 04 February 2025 20:36
To: Emma Hargreaves
Subject: FW: 3333923 & 3334094 - Land at Chilmington Green, Ashford Road, Great Chart, Ashford

Importance: High

From: Palmer, Leanne <[REDACTED]> **On Behalf Of** Skinner, Helen
Sent: 27 December 2024 14:28

[REDACTED]

Subject: [EXTERNAL] RE: 3333923 & 3334094 - Land at Chilmington Green, Ashford Road, Great Chart, Ashford
Importance: High

Good afternoon

The Inspector acknowledges receipt of the further modifications requested, viability submissions and education statement provided by the appellants on 23 December. He also acknowledges receipt from Ashfield Borough Council of the copy appeal decision Ref APP/E2205/W/24/3345454 dated 22.11.2024. The decision granted planning permission on appeal by Hodson Developments Ltd for 655 dwellings at Land north of Possingham Farmhouse, Ashford Road, Great Chart, TN26 3BQ.

The Inspector has considered the submissions made by the appellants together with the representations from the Councils made in each of their respective statements, and on the issue of viability the Inspector considers that viability may be relevant to the “useful purpose” test in section 106A. Therefore, whilst parties will have further opportunities to make submissions within the final timetable set for the inquiry, the appellants should continue to progress production of the full viability report as requested in the cmc of 19 December, ie by Wednesday 8 January 2025.

As to the further revised modifications submitted with the application, also received on 23 December, the Inspector notes the changes which the appellants would now like to make to the application and the reasons therefor, as annotated in the table (106 Modifications Table) provided.

The modifications now withdrawn appear to be those set out in Table/14, 56, 75, 76, 77, and 120. As to the reasons given for the further changes sought, these include accepting compromises suggested in ABC’s statement of case, dispensing with definitions no longer needed, prior satisfaction of an existing obligation, remedying inconsistencies with existing proposed changes and to reflect the position reached as a result of permission now granted for the Possingham Farm scheme and the associated s106 agreement (eg Table/ 65, 95, 97, 98).

In general, the Inspector is willing to take these requests under consideration. However, some of the further modifications now requested may be regarded as more consequential than others. For example, although currently appealed obligations may be said to require further modification to align with the

outcome of the Possingham scheme, it is also for consideration whether the original obligation(s) should remain but if so, why.

Therefore, if the Councils wish to reply to the further modification requests, they should do so no later than Wednesday 8 January 2025.

Kind regards

Leanne Palmer (on behalf of Helen Skinner)

Leanne Palmer
Major Casework
The Planning Inspectorate,
3rd Floor, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

<https://www.gov.uk/government/organisations/planning-inspectorate>

Twitter: [@PINSgov](https://twitter.com/PINSgov)

Email: [REDACTED]

From: Mark Harnett [REDACTED]

Sent: Monday, December 23, 2024 5:57 PM

[REDACTED]

Subject: RE: 3333924 & 3334094 - Land at Chilmington Green, Ashford Road, Great Chart, Ashford

I'm using Mimecast to share large files with you. Please see the attached instructions.

Dear Helen

As requested by the Inspector at the CMC I now attach:

1. A further revised draft of the table of modifications submitted with the application highlighting the changes which the Appellant would now like to make to the application with a note (in the final column) of the reasons for the change. We have included in the first column an annotation (NC, W or A) which we hope will assist the Inspector in locating quickly where changes are proposed.
2. Education Statement ; and
3. Submissions on Viability.

I am also attaching (by Mimecast link for ease of transmission) a copy of the section 106 agreement for the Possingham development as the Inspector may find it helpful to look at it when considering the changes which have been proposed.

I should be grateful if you would acknowledge receipt and confirm that this email and the attachments has been passed on to the Inspector.

Kind regards

Mark Harnett
Partner
for Fladgate LLP



www.fladgate.com
Address click [here](#)

fladgate



From: Skinner, Helen [REDACTED]
Sent: 19 December 2024 15:57

Subject: RE: 3333924 & 3334094 - Land at Chilmington Green, Ashford Road, Great Chart, Ashford

Good afternoon,

Please see the Inspector's CMC note attached.

Kind regards

Helen



Planning
Inspectorate

Helen Skinner
Inquiries & Major Casework Team Leader
The Planning Inspectorate
T 0303 444 5531 | M [REDACTED]

 @PINSgov  The Planning Inspectorate  planninginspectorate.gov.uk

Ensuring **fairness**, **openness** and **impartiality** across all our services

This communication does not constitute legal advice.
Please view our [Information Charter](#) before sending information to the Planning Inspectorate.
Our [Customer Privacy Notice](#) sets out how we handle personal data in accordance with the law.

From: Skinner, Helen
Sent: Tuesday, December 17, 2024 1:28 PM

Subject: 3333924 & 3334094 - Land at Chilmington Green, Ashford Road, Great Chart, Ashford

Good afternoon,

Please see the CMC invitation and agenda attached.

I have bcc'd your team members where I have contact details, but do not have details for David Adams and Barry Stiff, if you could pass this on to them please Sarah.

Mark, I'd be grateful if you could share this with your attendees pleas.

Kind regards

Helen



Planning
Inspectorate

Helen Skinner

Inquiries & Major Casework Team Leader

The Planning Inspectorate

T 0303 444 5531 | M helen.skinner@planninginspectorate.gov.uk



@PINSgov



The Planning Inspectorate



planninginspectorate.gov.uk

Ensuring **fairness**, **openness** and **impartiality** across all our services

This communication does not constitute legal advice.

Please view our [Information Charter](#) before sending information to the Planning Inspectorate.

Our [Customer Privacy Notice](#) sets out how we handle personal data in accordance with the law.

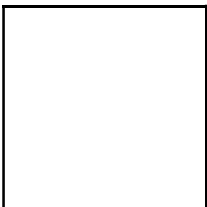
[Please take a moment to review the Planning Inspectorate's Privacy Notice which can be accessed by clicking this link.](#)

Please note that the contents of this email and any attachments are privileged and/or confidential and intended solely for the use of the intended recipient. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please contact the sender if you believe you have received this email in error and then delete this email from your system.

Recipients should note that e-mail traffic on Planning Inspectorate systems is subject to monitoring, recording and auditing to secure the effective operation of the system and for other lawful purposes. The Planning Inspectorate has taken steps to keep this e-mail and any attachments free from viruses. It accepts no liability for any loss or damage caused as a result of any virus being passed on. It is the responsibility of the recipient to perform all necessary checks.

The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.

DPC:76616c646f72



The contents of this e-mail and any attachments are CONFIDENTIAL to the named recipient(s) and may be legally privileged. If you are not a named recipient please notify us and ensure that this e-mail is deleted and not read or copied or disclosed to anyone else. E-mail may be corrupted, intercepted or amended and so we do not accept any liability for the contents received unless they are the same as sent by us. E-mail sent or received using our system may be monitored, intercepted or read by us before or after it reaches the recipient; if you reply to this message you

consent to this activity in relation to your response. Fladgate LLP is a limited liability partnership, registered in England and Wales with registered number OC334334. It is authorised and regulated by the Solicitors Regulation Authority, number 484783. The term partner is used to refer to a member of Fladgate LLP. A list of members is available at the above registered office. For more information, including our [Terms of Business](#) and [Personal data processing notice](#), please visit <http://www.fladgate.com>

Please take a moment to review the **Planning Inspectorate's Privacy Notice** which can be accessed by clicking this link.

If you consider this email spam, please block using the Mimecast option on your Outlook toolbar. See the Information Security Intranet pages for details. If you have clicked on a suspect link or provided details please report to the IT Service Desk immediately.