

CORE DOCUMENT LIST

Appeal Ref: APP/E2205/W/23/3320146

Land at Pound Lane, Magpie Hall Road, Bond Lane and Ashford Road, Kingsnorth,
ASHFORD

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, minutes and updates 14 November 2018 | |
| CD1/3 | Officers Committee Report, minutes and updates 05 July 2023 | |
| CD1/4 | LPA Appeal Questionnaire | |
| CD1/5 | Consultation Responses | |
| CD1/6 | Appellant's Statement of Case, April 2023 | |
| CD1/7 | LPA's Statement of Case | |
| CD1/8 | Kingsnorth Parish Council Statement of Case | |
| CD1/9 | Planning Conditions | |
| CD1/10 | CIL Compliance Statement | |
| CD1/10.1 | CIL Compliance Statement Appendices 1-18 | |
| CD1/11 | UU s.106 to LPA and Kent County Council dated 2 November | |
| CD1/12 | Statement of Common Ground with Kent County Council Highways | |
| CD1/13 | Statement of Common Ground with Ashford Borough Council | |
| CD1/14 | Appellant Proof of Evidence - Ecology | |
| CD1/15 | Appellant Proof of Evidence - Education | |
| CD1/15.1 | Appellant Summary Proof of Evidence - Education | |
| CD1/16 | Appellant Proof of Evidence - Highways | |
| CD1/16.1 | Appellant Summary Proof of Evidence - Highways | |
| CD1/17 | Appellant Proof of Evidence – Nutrient Neutrality | |
| CD1/18 | Appellant Proof of Evidence - Planning | |
| CD1/18.1 | Appellant Summary Proof of Evidence - Planning | |
| CD1/19 | Appellant Proof of Evidence – Viability | |
| CD1/19.1 | Appellant Summary Proof of Evidence - Viability | |
| CD1/20 | LPA Proof of Evidence - Planning | |
| CD1/21 | LPA Proof of Evidence - Viability | |
| CD1/22 | Kingsnorth Parish Council Proof of Evidence | |
| CD1/23 | Kent County Council Proof of Evidence - Education | |
| CD1/24 | Appellant Rebuttal - Education | |

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| CD1/25 | Appellant Rebuttal – Highways and Transport | |
| CD1/26 | Appellant Rebuttal – Nutrient Neutrality | |
| CD1/27 | Appellant Rebuttal - Viability | |
| CD1/28 | LPA Rebuttal - Viability | |
| CD1/29 | Kingsnorth Parish Council Rebuttal | |
| CD1/30 | Appellant CIL Compliance Statement Response | |
| CD1/30.1 | Appellant CIL Compliance Statement Response Table | |
| CD1/31 | Appellant Opening Statement | |
| CD1/32 | LPA Opening Statement | |
| CD1/33 | Kingsnorth Parish Council Opening Statement | |
| CD1/34 | Kent County Council Opening Statement | |
| CD1/35 | Appellant Closing Statement | |
| CD1/36 | LPA Closing Statement | |
| CD1/37 | Kingsnorth Parish Council Closing Statement | |
| CD1/38 | Appeal Decision Dated 6 November 2023 | |

CD2B Planning Application Documents

| Ref. | Document | Doc Ref. |
|--------|--|-----------------|
| CD2/1 | Original Planning Application Form | - |
| CD2/2 | Planning Statement prepared by Ian Bull Consultancy May 2015 | |
| CD2/3 | Development Specification prepared by Ian Bull Consultancy May 2015 | |
| CD2/4 | Statement of Community Involvement prepared by Quantum PR April 2015 | |
| CD2/5 | Design and Access Statement prepared by Farrells May 2015 | |
| CD2/6 | 5-year Housing Land Supply Statement prepared by PBA May 2015 | |
| CD2/7 | Sustainability Statement prepared by Wardell Armstrong May 2015 | ST13901/RPT-004 |
| CD2/8 | ES Non-Technical Summary prepared by Wardell Armstrong June 2015 | ST13901/002 |
| CD2/9 | Environmental Statement prepared by Wardell Armstrong May 2015 | ST13901/001 |
| CD2/10 | Environmental Statement Appendices & Drawings 2015 | - |
| CD2/11 | Foul Sewage Assessment, August 2015 | |
| CD2/12 | Surface Water Drainage Statement, August 2015 | |

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| CD2/13 | Highway Boundary Data | CSM 45200347 |
| CD2/14 | Topographical Survey (South West Quadrant) | 30292-5502-037 |
| CD2/15 | Topographical Survey (South East Quadrant) | 30292-5502-037 |
| CD2/16 | Topographical Survey (North West Quadrant) | 30292-5502-037 |
| CD2/17 | Topographical Survey (East Quadrant) | 30292-5502-037 |
| CD2/18 | Topographical Survey (North East Quadrant) | 30292-5502-037 |
| CD2/19 | Planning Statement Addendum Prepared by Ian Bull Consultancy, November 2017 | |
| CD2/20 | Addendum to Development Specification Prepared by Ian Bull Consultancy, November 2017 | |
| CD2/21 | Design & Access Statement - PART 1 prepared by Farrells, 22 November 2017 | |
| CD2/22 | Design & Access Statement - PART 2 prepared by Farrells, 22 November 2017 | |
| CD2/23 | Supplementary Transport Assessment Prepared by PBA November 2017 | 30292/5510/001 |
| CD2/24 | Indicative (conceptual) Bollard Locations | 30292_5510_003 |
| CD2/25 | Figure 3.2 Proposed Site Access Locations | 30292_5510_005 |
| CD2/26 | Environmental Statement Addendum, Wardell Armstrong, November 2017 | ST15979/001 |
| CD2/27 | Environmental Statement Addendum Appendices & Drawings 2017 | - |
| CD2/28 | KCC and HE Statutory Consultation response 5th June 2018 – Technical Note | 30292-5512-001 |
| CD2/29 | Vehicle Tracking Analysis At Magpie Hall Road/ Ashford Road/ Steeds Lane Cross Road | 30292_5510_014 |
| CD2/30 | Vehicle Tracking Analysis at Magpie Hall Road/ Ashford Road/Steeds Lane Cross Road | 30292_5510_015 |
| CD2/31 | Vehicle Tracking Analysis On Proposed Ashford Road Site Access | 30292_5510_018 |
| CD2/32 | Vehicle Tracking Analysis On Proposed Ashford Road Site Access | 30292_5510_019 |
| CD2/33 | Vehicle Tracking Analysis On Proposed Ashford Road Site Access | 30292_5510_020 |
| CD2/34 | Ashford Road Proposed Site Access Location | 30292_5510_021 |
| CD2/35 | Vehicle Tracking Analysis On Proposed Bond Lane Site Access | 30292_5510_022 |
| CD2/36 | Vehicle Tracking Analysis On Proposed Bond Lane Site Access | 30292_5510_023 |
| CD2/37 | Vehicle Tracking Analysis On Proposed Steeds Lane Site Access | 30292_5510_025 |
| CD2/38 | Road Safety Audit Stage 1 prepared by TMS | 14124 |
| CD2/39 | Proposed Site Access Arrangement At Magpie Hall Road/ Ashford Road/ Steeds Lane Cross Road | 30292_5510_004 REV F |
| CD2/40 | Indicative Road Layout Pound Lane Signalised Crossroad | 30292-5510-006 REV D |

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| CD2/41 | Pound Lane Proposed Site Access Location | 30292_5510_007 REV C |
| CD2/42 | Ashford Road Proposed Site Access Location | 30292_5510_008 REV C |
| CD2/43 | Ashford Road Proposed Site Access Location | 30292_5510_009 REV D |
| CD2/44 | Bond Lane Proposed Site Access Location | 30292_5510_010 REV C |
| CD2/45 | Steeds Lane Proposed Site Access Location | 30292_5510_011 REV B |
| CD2/46 | Environmental Statement Addendum, Wardell Armstrong, April 2020 | ST15979/101 |
| CD2/47 | Environmental Statement Non-Technical Summary, Wardell Armstrong, November 2019 ¹ | |
| CD2/48 | Environmental Statement Addendum Appendices & Drawings 2020 | - |
| CD2/49 | Site Location Plan | ST15979-101 |
| CD2/50 | PBA Transport Assessment, May 2015 | |
| CD2/51 | Planning Statement Addendum Prepared by Ian Bull Consultancy, November 2022 | - |
| CD2/52 | Kingsnorth Viability Report Prepared by Turner Moran 17 November 2022 | - |
| CD2/53 | Kingsnorth Viability Report Appendices 1 – 9 Prepared by Turner Moran 17 November 2022 | - |
| CD2/54 | Illustrative Masterplan | 14007(P)002_W |
| CD2/55 | Parameter Plan: Connectivity | 14007(P)011_N |
| CD2/56 | Parameter Plan: Land Use | 14007(P)012_U |
| CD2/57 | Parameter Plan: Density | 14007(P)014_I |
| CD2/58 | Parameter Plan: Building Heights | 14007(P)015_H |
| CD2/59 | Environmental Statement Addendum prepared by Wardell Armstrong October 2022 | ST18721/REP-001 |
| CD2/60 | ES Non-Technical Summary prepared by Wardell Armstrong October 2022 | ST18721/REP-003 |
| CD2/61 | Environmental Statement Addendum Appendices & Drawings October 2022 | - |
| CD2/62 | Nutrient Neutrality Assessment and Mitigation Strategy | 22072-NUT-RP-01 C04 |
| CD2/63 | Technical Note – Natural England Consultation Response | 22072-NUT-TN-01 P01 |
| CD2/64 | Technical Note – Accommodating Development at Court Lodge Prepared by PBA April 2018 | |
| CD2/65 | Technical Note – 15/00856/AS, Implications of Site S3 access through Site S5 Prepared by Stantec August 2020 | |
| CD2/66 | Technical Note – Response to KCC Consultation Comments Prepared by PBA 2nd October 2018 | |

¹ there was a 2019 ES Addendum which was peer reviewed by Temple, and superseded by the 2020 ES Addendum. However, Temple had no comments on the NTS that accompanied the 2019 ES Addendum, so this remained valid.

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| CD2/67 | Dormouse Connectivity And Mitigation Measures - (May 2018) | ST15979-033 |
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CD3 Documents Submitted During the Appeal

| Ref. | Document | Doc Ref |
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| CD3/1 | Site Location Plan | 19-002-001 A |
| CD3/2 | Parameter Plan: Building Heights | 14007(P)015_I |
| CD3/3 | Parameter Plan: Density | 14007(P)014_J |
| CD3/4 | Parameter Plan: Land Use | 14007(P)012_V |
| CD3/5 | Parameter Plan: Connectivity | 14007(P)011_O |
| CD3/6 | Parameter Plan: Illustrative Masterplan | 14007(P)002_X |
| CD3/7 | Regulation 22: Further Information prepared by Wardell Armstrong July 2023 | ST20132/REP-003 |
| CD3/7.1 | Regulation 22: Further Information prepared by Wardell Armstrong July 2023 Appendices A,B, C1- C8 | |
| CD3/8 | Regulation 22: Further Information, EIA Supplement prepared by Wardell Armstrong August 2023 | ST20132/REP-004 |
| CD3/9 | Non-Technical Summary prepared by Wardell Armstrong August 2023 | ST20132/REP-006 |
| CD3/10 | Nitrogen and Phosphorus Nutrient Neutrality Habitats Regulations Assessment | |
| CD3/11 | Vehicle Tracking Analysis on Proposed Bond Lane Site Access Drawing | |
| CD3/12 | Bond Lane Proposed Site Access Location Drawing | |

CD4 Relevant Correspondence

| Ref. | Document |
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| CD4/1 | |
| CD4/2 | |

CD5 Legislation

| Ref. | Document |
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| CD5/1 | The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (online resource) The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (revoked) (legislation.gov.uk) |
| CD5/2 | Education Act 1996 (online resource) https://www.legislation.gov.uk/ukpga/1996/56/contents |
| CD5/3 | CIL Regulations 2010 (as amended) (online resource) https://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents |
| CD5/4 | The Environment Act 2021, Schedule 14 (online resource) https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted |

CD6 National Planning Policies and Guidance

| Ref. | Document |
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| CD6/1 | National Planning Policy Framework July 2021 |
| CD6/2 | PPG (online resource) |

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

| Ref. | Document |
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| 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 | Ashford Borough Council Core Strategy 2008 |
| CD7/3 | Ashford Core Strategy Local Plan examination Report |
| CD7/4 | Regional Planning Guidance for the South East (RPG 9), Chapter 12 – Ashford Growth Area |
| CD7/5 | The South East Plan (2009) Section C East Kent and Ashford (p. 209-218) |
| CD7/6 | Greater Ashford Development Framework 2005 |
| CD7/7 | Climate Change Guidance for Development Management 2022 |
| CD7/8 | Affordable Housing SPD, 2008 |
| CD7/9 | Dark Skies SPD, 2014 |
| CD7/10 | Fibre to the Premises SPD, 2020 |
| CD7/11 | Landscape Character SPD, 2011 |

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| CD7/12 | Public Green Spaces and Water Environment SPD, 2012 |
| CD7/13 | Sustainable Design and Construction SPD, 2012 |
| CD7/14 | Sustainable Drainage SPD, 2010 |
| CD7/15 | Residential parking and design SPD |
| CD7/16 | Residential space and layout SPD |
| CD7/17 | ABC 5 year HLS 2021-2026 (July, 2021) |
| CD7/18 | Ashford Strategic Housing Market Assessment, 2017 |

CD8 Relevant Appeal Decisions/Judgements

| Ref. | Document |
|-------------|---|
| CD8/1 | North Worcestershire Golf Club, Hanging Lane, Birmingham: APP/P4605/W/18/3192918 |
| CD8/2 | Cossington Road, Sileby, Leicestershire: APP/X2410/W/21/3287864 |
| CD8/3 | Wates Appeal Decision, Tenterden, ref APP/E2205/W/21/3284479 |
| CD8/4 | Parkhurst Road Ltd v Secretary of State for Communities And Local Government: CO/3528/2017 |

CD9 Highway Documents

| Ref. | Document |
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CD10 Viability Documents

| Ref. | Document |
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CD11 Nutrient Neutrality Documents

| Ref. | Document |
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| CD11/1 | Advice on Nutrient Neutrality for New Development in the Stour Catchment in Relation to Stodmarsh Designated Sites - For Local Planning Authorities. November 2020. |

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| CD11/2 | Nutrient Neutrality Generic Methodology. November 2022 |
| CD11/3 | Natural England Guidance dated March 2022 |
| CD11/4 | Aecom Appropriate Assessment, August 2023 |
| CD11/5 | Natural England's Response, August 2023 |
| CD11/6 | LPA Note re Nutrient Neutrality |
| CD11/7 | Natural England's Response, October 2023 |

CD12 Ecology Documents

| Ref. | Document |
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| CD12/1 | Biodiversity – Code of Practice for Planning and Development. August 2013. |
| CD12/2 | Food System Impacts on Biodiversity Loss. February 2021. |
| CD12/3 | Tackling Air Pollution with Trees |
| CD12/4 | BNG: What's Happened and What's Coming Next. July 2023 |
| CD12/5 | Advice Note on The Lifespan of Ecological Reports & Surveys. April 2019. |
| CD12/6 | KCC Ecological Advice Service Consultation Response dated 13 January 2023 |
| CD12/7 | Natural England Consultation Response dated 3 February 2023 |

CD13 Education Documents

| Ref. | Document |
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| CD13/1 | Securing Developer Contributions for Education. August 2023. |
| CD13/2 | Area Guidelines for Mainstream Schools. Building Bulletin 103 June 2014. |
| CD13/3 | Basic Need Allocations 2025-26: Explanatory Note on Methodology |
| CD13/4 | KCC Court Lodge Consultation response (20th May 2020) |
| CD13/5 | KCC Commissioning Plan for Education Provision in Kent 2023-2027 |
| CD13/6 | KCC Developer Contributions Guide |

CD14 Other

| Ref. | Document |
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| CD14/1 | Briefing Note for Planning Advisory Service on Nutrient Neutrality dated 15 November 2022 1 |

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| CD14/2 | Briefing Note for Planning Advisory Service on Nutrient Neutrality dated 15 November 2022 2 |
| CD14/3 | Statement from Sue McGeever regarding Red Listed Species |
| CD14/3.1 | Statement from Sue McGeever regarding Red Listed Species Accompanying Evidence |
| CD14/4 | Speaking Statement from Sue McGeever |
| CD14/4.1 | Evidence to accompany Statement from Sue McGeever |
| CD14/5 | Speaking Statement from Peter Finnis and appendices |
| CD14/6 | Speaking Statement from Ray McGeever |
| CD14/7 | Speaking Statement from John Clarke |

Version: 08 November 2023