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| CD no. | Title of document | Date / reference of document |
| CD1 Application Documents | | |
|  | Application forms | October 2024 |
|  | Covering letter | October 2024 |
|  | Site location plan | 36701 101 Rev 04 |
|  | Parameters plan | 36701 231 Rev 06 |
|  | Illustrative masterplan | 36701 251 Rev 07 |
|  | Design and access statement | 36701-BM-DAS-12 |
|  | General arrangement priority junction plans | 22166-MA-XX-XX-DR-C-108 P02 |
|  | Stepped access into site | 22166-MA-XX-XX-DR-C-0111 P03 |
|  | PROW Improvements | 22166-MA-XX-XX-DR-C-0111 P02 |
|  | Transport assessment | 22166-MA-XX-XX-D-RP- 02 Rev B |
|  | Interim travel plan | 22166-MA-XX-XX-D-RP-P02 Rev B |
|  | Landscape and visual appraisal | October 2024 - Rev E |
|  | Landscape Strategy Plan | 11908-FPCR-ZZ-ZZ-DR-L-0002 - P05 |
|  | Landscape Strategy Plan Canal Planting | 11908-FPCR-ZZ-ZZ-DR-L-0015 - P05 |
|  | Ecological appraisal Incl. CONFIDENTIAL BADGER SURVEY | October 2024 |
|  | Biodiversity metric calculation tool | October 2024 |
|  | Historic environment desk based assessment | RQA-00400-00378 |
|  | Archaeological landscape assessment | RQA-00827-00805 |
|  | Agricultural land quality assessment | March 2024 |
|  | Air quality assessment | 11097 AQ01 Rv4 |
|  | Sustainability and energy statement | 11097 EN01 Rv5 |
|  | Flood risk assessment | 11097 FRA01 Rv6 |
|  | Noise assessment | 11097 NA01 Rv4 |
|  | Geo-environmental preliminary risk assessment | 11097 PRA01 Rv5 |
|  | Service supply statement | 11097 SS01 Rv5 |
|  | Minerals assessment | 11097 TN01 Rv1 |
|  | Affordable housing statement | October 2024 |
|  | Planning obligations statement | October 2024 |
|  | Planning statement | October 2024 |
|  | Statement of community involvement | October 2024 |
| CD2 Additional Documents | | |
|  | Additional Ecological Information | December 2024 |
|  | Additional BNG Report | December 2024 |
|  | Additional Metric | December 2024 |
|  | Additional Dormouse Survey | December 2024 |
|  | Additional Breeding Bird Report | September 2024 |
|  | Technical Note and Appendix | June 2025 |
|  | Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate | 24 June 2025 |
|  | Revised PROW Improvements | 22166-MA-XX-XX-DR-C-0113 P07 |
|  | Proposed External Lighting Layout (PRoW Improvements) | 11097-SVM-ZZ-XX-DR-E-6301 P04 |
| CD3 Key Consultee Responses | | |
|  | Active Travel | 23 October 2024 |
|  | Forestry Commission | 23 October 2024 |
|  | Kent Police | 23 October 2024 |
|  | NHS Kent and Medway comment | 23 October 2024 |
|  | Kent Fire and Rescue | 25 October 2024 |
|  | Warehouse Parish Council – Annette Beach | 1 November 2024 |
|  | KCC Flood and Water Management | 8 November 2024 |
|  | KCC – Highways and Transportation | 11 November 2024 |
| 3.8a | KCC – Highways and Transportation email | 8 May 2025 |
|  | KCC Developer contributions | 12 November 2024 |
|  | KCC Public Rights of Way | 13 November 2024 |
|  | Bilsington Parish Council | 14 November 2024 |
|  | Kent Wildlife Trust | 18 November 2024 |
|  | KCC Environment and Waste | 20 November 2024 |
|  | Member of Parliament for Weald of Kent | 21 November 2024 |
|  | Ruckinge Parish Council | 21 November 2024 |
|  | Kenardington Parish Council | 25 November 2024 |
|  | KCC Heritage Conservation comment | 4December 2024 |
|  | Southern Water response to 2024/0773 | 23 May 2024 |
| CD4 Determination Documents | | |
|  | Decision Notice | 16 January 2025 |
|  | Officer’s Committee Report | 15 January 2025 |
|  | (duplication of 4.2) | - |
| CD5 Appeal Documents | | |
|  | Appeal forms | February 2025 |
|  | Appellant’s Statement of Case | February 2025 |
|  | LPAs Statement of Case |  |
|  | KCC Appeal Statement - Hillside and Carter House - *3360094* | September 2025 |
|  | Housing Land Supply Statement of Common Ground | August 2025 |
| 5.5a | Updated HLS Housing Land Supply Statement of Common Ground | September 2025 |
|  | Landscape Architecture and Urban Design Statement of Common Ground | August 2025 |
|  | Heritage Statement of Common Ground | August 2025 |
|  | Planning Statement of Common Ground | August 2025 |
|  | Highways Statement of Common Ground | August 2025 |
|  | Draft planning conditions | September 2025 |
|  | Draft s106 Agreement | September 2025 |
|  | Draft s106 Agreement – Appendix 1 | September 2025 |
|  | Draft s106 Agreement – Appendix 2 | September 2025 |
|  | Draft s106 Agreement – Appendix 3 | September 2025 |
|  | ABC CIL Compliance Statement | September 2025 |
|  | ABC CIL Compliance Statement - Appendix 1 | September 2025 |
|  | ABC CIL Compliance Statement - Appendix 2 | September 2025 |
|  | ABC CIL Compliance Statement - Appendix 3 | September 2025 |
|  | ABC CIL Compliance Statement - Appendix 3 | September 2025 |
|  | ABC CIL Compliance Statement - Appendix 4 | September 2025 |
|  | ABC CIL Compliance Statement - Appendix 5 | September 2025 |
|  | ABC CIL Compliance Statement - Appendix 6 | September 2025 |
|  | KCC CIL Compliance Statement | September 2025 |
| CD6 Development Plan | | |
|  | Ashford Local Plan 2030 | February 2019 |
| 6.1a | Hamstreet Village Confines | November 2019 |
|  | Kent Minerals and Waste Local Plan | 2025 |
|  | Local Plan Examiner’s Report | 02 January 2019 |
|  | Council’s Response to Inspector’s Issues and Questions Issue 10 | 02 May 2018 |
|  | *Unused* | - |
|  | Housing Topic Paper | December 2017 |
|  | Draft Regulation 18 (Reg 18) Local Plan for Consultation | July 2025 |
|  | Settlement Hierarchy Matrix | August 2018 |
| CD7 Other Planning Documents | | |
|  | Five Year Housing Land Supply Update 2024-2029 | September 2024 |
|  | Ashford Borough Council ‘Our Plan for the Borough’ Corporate Plan 2024-2028 | 2024 |
|  | Climate Change Guidance for Development Management | 2022 |
|  | Affordable Housing SPD | February 2009 |
|  | Landscape Character Assessment SPD | 2011 |
|  | Residential Space and Layout SPD | 2011 |
|  | Residential Parking and Design SPD | 2010 |
|  | Sustainable Drainage SPD | 2010 |
|  | Public Green Spaces and Water Environment SPD | 2012 |
|  | Dark Skies SPD | 2014 |
|  | Fibre to the Premises SPD | 2020 |
|  | Ashford Strategic Housing Market Assessment | January 2014 |
|  | Ashford Strategic Housing Market Assessment | August 2014 |
|  | SHMA Update | January 2017 |
|  | Temporary Accommodation Placement Policy | April 2024 |
|  | Hamstreet Village Design Statement | June 2000 |
|  | Guidelines on Landscape and Visual Impact Assessment Edition | 2013 |
|  | Chartered Institution of Highways and Transportation, Providing for Journeys on Foot, Table 3.2, Page 49 | 2000 |
|  | Manual for Streets, Page 45 | 2007 |
|  | Manual for Streets 2, Page 43 | 2010 |
|  | Chartered Institution of Highways and Transportation, Planning for Walking, Pages 4 and 6 | 2015 |
|  | National Travel Survey, NTS9910: Average Trip Length by Main Mode, Region and Rural-Urban Classification for Residence: England, 2002 onwards | 2023 |
|  | Draft Ashford Local Plan 2042 Regulation 18 consultation | August 2025 |
|  | Ashford Borough Council Adopted Heritage Strategy | October 2017 |
|  | Chartered Institution of Highways and Transportation, Buses in Urban Developments | January 2018 |
|  | Chartered Institution of Highways and Transportation, Providing for Journeys on Foot, Paragraph 3.36, Page 46 | 2000 |
|  | ABC Open Space Strategy | 2017 |
|  | Open Space Study for Ashford Borough | December 2008 |
|  | ABC Indoor Sports Facility Strategy | August 2017 |
|  | ABC Playing Pitch Strategy | May 2017 |
| CD8 National Policy and Guidance | | |
|  | National Planning Policy Framework | December 2024 |
|  | National Planning Policy Guidance |  |
| CD9 Relevant Appeal Decisions | | |
| Applicant’s Relevant Appeal Decisions | | |
|  | Appeal Decision: Langton Road, Norton | July 2016 |
|  | Appeal Decision: Coombebury Cottage, Dunsfold | May 2024 |
|  | Appeal Decision: Firlands Farm, Burghfield Common | July 2015 |
|  | Appeal Decision: Mans Hill, Burghfield Common | March 2015 |
|  | Appeal Decision: Hawkhurst, Kent | March 2022 |
|  | Appeal Decision: Orving Road, Chichester | August 2017 |
|  | Appeal Decision: Oxford Brooks Campus, Wheatly | April 2020 |
|  | Secretary of State Appeal Decision: Franklands Drive | December 2006 |
|  | Appeal Decision: Land at Filands Road/Jenner Lane, Malmesbury, Wiltshire | January 2022 |
|  | Appeal Decision: Land off Grafton Drive, Caldecote | December 2017 |
|  | Appeal Decision: BRE, Bucknalls Lane, Garston, Watford | October 2014 |
|  | Appeal Decision: Land north of Bedwell Road, Elsenham | October 2021 |
|  | Appeal Decision: Land South of Coles Lane, Ockley | December 2022 |
|  | Appeal Decision: Audlem Road, Nantwich | 15 July 2020 |
|  | Appeal Decision: Cox Green Road, Surrey | 16 September 2019 |
|  | Appeal Decision: Station Road, Stallbridge, North Dorset | 20 June 2022 |
|  | Appeal Decision: Westhampnett / North East Strategic Development Location, North of Madgwick Lane, Chichester | 27 May 2022 |
|  | Appeal Decision: Woolpit | 28 September 2018 |
|  | Appeal Decision: Woburn Sands, Milton Keynes | 25 June 2020 |
|  | Appeal Decision: Darnhall School Lane | 04 November 2019 |
|  | Appeal Decision: Gleneagles Way, Hatfield Peveril | 08 July 2019 |
|  | Appeal Decision: Popes Lane, Sturry | 03 September 2019 |
|  | Appeal Decision: Sonning Common | 25 June 2021 |
|  | Appeal Decision: Land off Spruce Close, Exeter | 25 August 2022 |
|  | Appeal Decision: Weddington 3330615 | 26 July 2024 |
|  | Appeal Decision: Freeland 3301202 | 18 January 2023 |
|  | Appeal Decision: Biggleswade 3341832 | 11 November 2024 |
|  | Appeal Decision: Four Marks 3329928 | 10 April 2024 |
|  | Appeal Decision: Horsham Golf Club, Denne Park 3355546 | 11 July 2025 |
|  | Secretary of State Appeal Decision: Pulley Lane, Droitwich Spa | 02 July 2014 |
|  | Appeal Decision: Oldmixon Road, Weston Super Mare | 10 April 2017 |
|  | Appeal Decision: Land east of Park Lane, Coalpit Heath, South Gloucestershire | 06 September 2018 |
|  | Appeal Decision: Land off Spruce Close, Exeter | 25 August 2022 |
|  | Appeal Decision: Sondes Place Farm, Dorking | 28 November 2023 |
|  | Appeal Decision: Land South of Shenley Road, Radlett | 26 January 2024 |
|  | Appeal Decision: Land lying to the east of Hartfield Avenue and fronting on to Barnet Lane, Elstree, Hertfordshire | 26 March 2024 |
| Council’s Relevant Appeal Decisions | | |
|  | Appeal Decision: Land to the south of Plain Road and east of Calland | 8 August 2025 |
|  | Appeal Decision: Land north of Possingham Farmhouse | February 2025 |
|  | Appeal Decision: Ashford Golf Complex | October 2024 |
|  | Appeal Decision: Bury Street, London | November 2021 |
|  | Appeal Decision: Papist Way, Cholsey | 10 October 2023 |
|  | Appeal Decision: Land at Site of Former North Worcestershire Golf Club Ltd 3192918 | 24 July 2019 |
|  | Supreme Court Judgment: Suffolk Coastal (paragraphs 83 and 84) | 10 May 2017 |
| CD10 Topic Specific | | |
|  | National Housing Strategy the Government’s Housing White Paper | February 2017 |
|  | Bleak Houses: Tackling the Crisis of Family Homelessness in England Report | August 2019 |
|  | Royal Military Canal Listing Description | December 1986 |
|  | Historic England 'Setting of Heritage Assets' advice note | December 2017 |
|  | DCMS Scheduled Monuments & nationally important but non-scheduled monuments | October 2013 |
| CD11 Proofs of Evidence | | |
| Applicant’s Proof of Evidence | | |
|  | Affordable Housing Proof of Evidence (Mr James Stacey) | August 2025 |
|  | Five Year Housing Land Supply Proof of Evidence (Mr Ben Pycroft) | August 2025 |
| 11.2a | Summary of Five Year Housing Land Supply Proof of Evidence | August 2025 |
| 11.2b | Appendices for Five Year Housing Land Supply Proof of Evidence | August 2025 |
|  | Landscape Architecture and Urban Design Proof of Evidence (Mr Andrew Williams) | August 2025 |
| 11.3a | Appendices for Landscape Architecture and Urban Design Proof of Evidence | August 2025 |
|  | Historic Environment Proof of Evidence (Dr Chris Miele) | August 2025 |
| 11.4a | Appendices Historic Environment Proof of Evidence | August 2025 |
|  | Planning Proof of Evidence (Mr Owen Jones) | August 2025 |
| 11.5a | Planning Proof of Evidence Summary (Mr Owen Jones) | August 2025 |
| Council’s Proof of Evidence | | |
|  | Housing Land Supply Proof of Evidence (Ms Claire Marchant) | August 2025 |
|  | Landscape Proof of Evidence (Mr David Withycombe) | August 2025 |
| 11.7a | Appendices for Landscape Proof of Evidence | August 2025 |
|  | Heritage Proof of Evidence (Ms Grace Connelly-Moss) | August 2025 |
|  | Planning Proof of Evidence (Mr Steve Musk) | August 2025 |
| Rebuttals | | |
|  | Rebuttal Proof of Evidence: Historic Environment (Dr Chris Meile) | September 2025 |
|  | Rebuttal Proof of Evidence: Transport (Mr Alex Scarratt) | September 2025 |
| CD12 Miscellaneous | | |
|  | “Building the Homes We Need” Written Ministerial Statement | 30 July 2024 |
|  | “Building the Homes We Need” Written Ministerial Statement | 12 December 2024 |
|  | “Further Support for Social and Affordable Housebuilding and Next Steps on Supported Housing” Written Ministerial Statement | 12 February 2025 |
|  | Landscape Institute Technical Guidance Note | February 2021 |
|  | Lichfields How quickly do large-scale housing sites deliver?’ (Third edition) | March 2024 |
|  | Council Cabinet Report: Joint Venture Company with Canterbury City Council | 26 September 2024 |
|  | Council Cabinet Report: The approach to enabling the Council and its subsidiary companies to build | June 2024 |
|  | Strategic Habitat Regulations Assessment (HRA): Retrofitting Council Housing with water flow control devices | 28 May 2025 |
|  | National Travel Survey 2024: Travel to and from School | 27 August 2025 |
|  | WYG - How Far Do People Walk? | July 2015 |
|  | KCC S106 Contribution Guidance – Education | 2023 |
|  | Southern Water Correspondence | December 2023 |
| CD13 Post Submission Documents | | |
|  | Not used |  |
| ID List | | |
| ID 1 | Hamstreet – Heritage Comments 2024 | 16 September |
| ID 2 | Ruckinge Parish Council comments | 16 September |
| ID 3 | Appellant’s Opening Submission | 16 September |
| ID 4 | LPA Opening Statement | 16 September |
| ID 5 | Cllr Linda Harman Interested Party Statement | 16 September |
| ID 6 | Mr Davies Interested Party Statement | 16 September |
| ID 7 | Cllr Aline Hicks Interested Party Statement | 16 September |
| ID 8 | Timetable Hamstreet Indicative Only | 16 September |
| ID 9 |  |  |