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| --- | --- | --- |
| CD no.  | Title of document  | Date / reference of document  |
| CD1 Appeal correspondence  |
|  | Start date letter | 19 Feb 2025  |
|  | CMC note (1) | 28 Apr 2025 |
|  | CMC note (2) | 03 June 2025 |
| CD2 Outline Planning Application  |
| 2a | Planning application form | 17 Dec 2018 |
| 2b | Planning application letter | 10 Dec 2018 |
| 2c | Letter that accompanied Jan 2020 amendment  | 13 Jan 2020 |
| January 2020 |
|  | Development Framework Document (Planning Statement/DAS)  | Jan 2020 Rev A |
|  | Environmental Statement Main Text  | Jan 2020 Rev B |
|  | Environmental Statement Technical Appendices Incl. CONFIDENTIAL Badger Survey | Jan 2020 |
|  | Environmental Statement Figures  | Jan 2020 |
|  | Environmental Statement Non-Technical Summary  | Jan 2020 Rev B |
|  | Redline Plan (Site location plan)  | 147-P-12 Rev G |
|  | Framework Plan  | 147-P-09 Rev O |
|  | Illustrative Masterplan  | 147-P-14 Rev C |
|  | Demolition Plan  | 147-P-16 Rev D |
|  | Phasing Plan  | 147-P-15 Rev C |
|  | Landscape Character Area Plan | 147-P-10 Rev C |
|  | Landscape Features Plan  | 147-P-10 Rev D |
| August 2021 |
|  | SW roundabout access - vehicle tracking - sheet 1 of 2 | 1281-HL-107A |
|  | SW roundabout access - vehicle tracking - sheet 2 of 2 | 1281-HL-105B |
|  | SW roundabout access - pedestrian routing | 1281-HL-106B |
|  | SW roundabout access | 1281-HL-611F |
|  | SGN Safety Management Framework  | SGN/WI/SW/2  |
|  | SGN Response letter  | 08 June 2021 |
|  | Relocation of signage - Britannia ln Pound Lane | 1281-HL-111A |
|  | Relocation of signage | 1281-HL-110 |
|  | Proposed access - Pound Lane North | 1281-HL-102C |
|  | Proposed access - Long Length | 1281-HL-103C |
|  | Pound Lane south access | 1281-HL-101D |
|  | Pound Lane signals | 1281-HL-200E |
|  | Pound Lane access tracking | 1281-HL-104A |
|  | Potential & existing footwaycycle routes | 1281-HL-109 |
|  | Off-site highway improvements - staggered junction | 1281-HL-09C |
|  | Off-site highway improvements - Malcolm Sargent roundabout | 281-HL-211B |
|  | Off-site highway improvements - Forstall Meadow | 1281-HL-311C |
|  | North Pound Lane - pedestrian route improvements | 1281-HL-113 |
|  | Long Length tracking | 1281-HL-112 |
|  | Existing footway cycleway route | 1281-HL-108 |
|  | Britannia Lane shared route crossing improvements | 1281-HL-114B |
|  | Britannia Lane parking | 1281-HL-26A |
| May 2023  |
|  | Environmental Statement Supplementary Note (2)  | May 2023 |
|  | Development Framework Document  | Feb 2023 Rev D |
|  | FPCR Technical Note – Ecology Update  | Nov 2022 |
|  | Badger Survey Report FPCR CONFIDENTIAL  | Dec 2020 |
|  | Climate Mitigation Statement  | May 2023 |
|  | Redline Plan No Highway Land  | 147-UW-P-012 Rev B |
|  | Framework Plan  | 147-P-09 Rev Q |
|  | Illustrative Masterplan  | 147-P-14 Rev E |
|  | Demolition Plan  | 147-P-16 Rev E |
|  | Phasing Plan  | 147-P-15 Rev E |
|  | Magpie Road junction  | 1281-SK-02 Rev G |
| April 2024 |
|  | Nutrient Mitigation Strategy  | Apr 2024 |
|  | Environmental Statement Supplementary Note (3)  | Apr 2024 |
|  | Framework Plan  | 147-P-09 Rev R |
| May 2024 |
|  | Magpie Road junction  | 1281-SK-02 Rev F |
|  | Magpie Road Junction HGV Vehicle Swept Path  | 1281-SK-02 |
|  | Road Safety Audit Stage 1 Response Report  | April 2023 |
| Other document submitted  |
|  | Brookbanks Technical Note: Response to KCC Highways  | 17 July 2019 |
|  | Brookbanks Technical Note: Response to KCC Highways  | 18 Dec 2019 |
|  | Brookbanks Technical Note: Response to KCC Highways  | 12 Feb 2020 |
|  | Environmental Statement Supplementary Note (1) | Feb 2020 |
|  | Brookbanks Technical Note: Response to KCC Highways (A28 Impact)  | 13 July 2020 |
|  | Brookbanks Technical Note: Response to KCC Highways  | 17 Aug  |
|  | Brookbanks Technical Note: Response to KCC Highways (A28 Queuing)  | 16 Sept 2020 |
|  | Marion Cameron Consultancy nutrient mitigation correspondence (1)  | 16 Dec 2020 |
|  | Marion Cameron Consultancy nutrient mitigation correspondence (2) | 05 May 2021 |
|  | Open Space Note 1  | June 2021 |
|  | FPCR BNG and ecology related correspondence  | 13 Aug 2021 |
|  | Open Space Note 2  | Sept 2021 |
|  | Marion Cameron Consultancy nutrient mitigation correspondence (3)  | 17 Sept 2021 |
|  | Note on Planning Obligations  | 04 Nov 2021 |
|  | Consideration of Environmental Statement alongside nutrient mitigation measures  | 09 Nov 2021 |
|  | Green Infrastructure and Open Space Note  | 09 Nav 2021 |
|  | Open Space Typologies  | 147-P-25 & 147-P-26 |
|  | Brookbanks Technical Note TN37  | 29 Mar 2022 |
|  | Draft Heads of Terms for Planning Obligation (travelling draft)  | Mar 2022 |
|  | Brookbanks Technical Note TN43  | 10Feb 2023 |
|  | Nutrient Mitigation discussion paper  | Feb 2024 |
|  | Brookbanks Technical Note Nutrient Budget Summation TN45 | 29 May 2024 |
|  | Brookbanks Technical Note Nutrient Mitigation TN46 | 10 Oct 2024 |
|  | Pound Lane South (Rev E)  | Mar 2025 |
|  | FPCR Ecological Impact Assessment Incl. CONFIDENTIAL Badger Survey | May 2025 |
|  | Brookbanks Technical Note TN47 | 22 Apr 2025 |
| Other documents |
|  | Nitrogen and Phosphorous Nutrient Neutrality Habitats Regulation Assessment (AECOM for ABC)  | Oct 2021 |
|  | Appropriate Assessment and Nutrient Neutrality Support (AECOM for ABC) | Oct 2021 |
|  | Appropriate Assessment and Nutrient Neutrality Support (AECOM for ABC)  | July 2024 |
|  | Appropriate Assessment and Nutrient Neutrality Support (AECOM for ABC) | Jan 2025 |
| CD3 Key Consultee Responses  |
|  | ABC Environmental services  | 18 Jan 2019  |
|  | Chilmington Management Organisation | 28 May 2020 |
|  | CPRE | 21 Feb 2019 |
|  | Comments from culture | 12 Aug 2020 |
|  | Environment Agency | 29 Jan 2019 |
|  | Environment Agency | 5 June 2020 |
|  | Environment Agency | 23 Sept 2022 |
|  | Environment Agency | 29 Jan 2024 |
|  | Environment Agency | 10 June 2024 |
|  | Environment Agency  | 26 Nov 2024 |
|  | Great Chart with Singleton Parish Council | 28 May 2020 |
|  | Highways England | 28 May 2020 |
|  | Highways England  | 7 Aug 2020 |
|  | Highways England | 17 Feb 2022 |
|  | Historic England  | 13 May 2020 |
|  | Historic England  | 07 May 2024 |
|  | Hodson Developments  | 01 Mar 2024 |
|  | Housing Services  | 26 Nov 2020 |
|  | KCC Biodiversity Officer | 11 Feb 2019 |
|  | KCC Biodiversity Officer  | 02 July 2021 |
|  | KCC Biodiversity Officer | 14 Sept 2021 |
|  | KCC Biodiversity Officer  | 20 Mar 2025 |
|  | KCC County Matters | 15 Feb 2019 |
|  | KCC Developer Contributions  | 20 May 2020 |
|  | KCC Developer Contributions | 11 June 2024 |
|  | KCC Heritage | 24 Jan 2019 |
|  | KCC Heritage | 26 May 2020 |
|  | KCC Heritage  | 15 May 2024 |
|  | KCC Highways | 05 Sept 2019 |
|  | KCC Highways | 20 Jan 2020 |
|  | KCC Highways | 03 Feb 2020 |
|  | KCC Highways  | 07 May 2020 |
|  | KCC Highways | 01 June 2020 |
|  | KCC Highways | 16 July 2020 |
|  | KCC Highways  | 26 Aug 2020 |
|  | KCC Highways | 05 Oct 2020 |
|  | KCC Highways | 14 June 2021 |
|  | KCC Highways | 30 April 2024 |
|  | KCC Highways | 14 May 2024 |
|  | KCC Highways  | 10 Mar 2025 |
|  | KCC Flood and Water Management  | 26 May 2020 |
|  | KCC Flood and Water Management  | 20 May 2024 |
|  | KCC Flood and Water Management  | 02 June 2025 |
|  | KCC PROW | 18 June 2020 |
|  | KCC PROW | 29 July 2020 |
|  | KCC PROW | 06 June 2024 |
|  | KCC Romney Marsh | 24 Nov 2020 |
|  | Kent Fire and Rescue  | 18 Jan 2019 |
|  | Kent Fire and Rescue | 12 May 2020 |
|  | Kent Fire and Rescue | 08 May 2024 |
|  | Kent Police | 07 Feb 2019 |
|  | Kent Police  | 28 May 2020 |
|  | Kent Police | 10 June 2024 |
|  | Kingsnorth Parish Council | 25 May 2020 |
|  | Landscape Officer  | 16 June 2020 |
|  | NHS | 12 Nov 2019 |
|  | National Planning Casework Unit  | 19 Feb 2019 |
|  | Natural England | 25 Jan 2019 |
|  | Natural England | 20 Oct 2020 |
|  | Natural England  | 29 Nov 2021 |
|  | Natural England | 19 July 2022 |
|  | Natural England | 15 May 2023 |
|  | Natural England | 12 June 2024 |
|  | Natural England | 05 Mar 2025 |
|  | Ramblers Association  | 09 Feb 2019  |
|  | Ramblers Association  | 08 June 2020 |
|  | Shadoxhurst Utilities & Drainage Team | 23 May 2022 |
|  | Shadoxhurst Utilities & Drainage Team | 06 Nov 2022 |
|  | Shadoxhurst Utilities & Drainage Team | 02 Dec 2022 |
|  | Shadoxhurst Utilities & Drainage Team | 08 Dec 2022 |
|  | Shadoxhurst Utilities & Drainage Team | 28 Jan 2023 |
|  | Shadoxhurst Drainage Team  | 18 Sept 2023 |
|  | Shadoxhurst Drainage Team | 05 Nov 2023 |
|  | Shadoxhurst Drainage Team | 24 May 2024 |
|  | Shadoxhurst Drainage Team | 31 May 2024 |
|  | Shadoxhurst & Kingsnorth Drainage Team | 02 July 2024 |
|  | Shadoxhurst & Kingsnorth Drainage Team | 07 July 2024 |
|  | Shadoxhurst & Kingsnorth Drainage Team  | 16 Sept 2024 |
|  | Shadoxhurst & Kingsnorth Drainage Team | 08 Jan 2025 |
|  | Shadoxhurst & Kingsnorth Drainage Team | 04 Mar 2025 |
|  | South East Rivers Trust  | 22May 2024 |
|  | Southern Water | 08 Feb 2019 |
|  | Southern Water | 28 May 2020 |
|  | Southern Water | 17 June 2021 |
|  | Southern Water | 21 May 2024 |
|  | Sport England | 01 June 2020 |
|  | Street scene and open space | 02 Feb 2019 |
|  | Stubbs Cross Action Group  | 26 Feb 2019 |
|  | The British Horse Society  | 17 May 2024 |
|  | UK Power Network  | 14 Jan 2019  |
|  | Kingsnorth Medical Practice  | 25 May 2020 |
|  | Kingsnorth Parish Council  | *undated* |
|  | Kingsnorth Parish Council  | 18 June 2024 |
|  | Shadoxhurst Parish Council | 15 Feb 2019 |
|  | Marian Cameron Consultants Ltd | 16 Dec 2021 |
|  | Marian Cameron Consultants Ltd | 17 Sept 2020 |
|  | VISSIM Modelling Review | 05 Oct 2020 |
|  | Weald of Kent Protection Society  | 21 Feb 2019 |
| CD4 Determination Documents  |
|  | Ashford Borough Council’s Officer Report | 02 Apr 2025 |
|  | Update report | 02 Apr 2025 |
|  | Committee meeting minutes  | 02 Apr 2025  |
| CD5 Appeal Documents  |
|  | Appellant’s Statement of Case  | 12 Dec 2024 |
|  | Ashford Borough Council Statement of Case | 03 Apr 2025 |
|  | Kent County Council Statement of Case  | *Undated*  |
|  | Interim Statement of Common Ground  | 27 May 2025 |
|  | Supplementary Statement of Common Ground | 05 June 2025 |
|  | Viability Statement of Common Ground | 20 June 2025 |
|  | Second Supplementary Statement of Common Ground | 23 June 2025 |
|  | Transport Statement of Common Ground  | 25 June 2025 |
|  | Third Supplementary Statement of Common Ground  | 21 July 2025 |
|  | Education Statement of Common Ground | 03 July 2025 |
|  | Fourth Statement of Comment Ground - Trees | 28 July 2025 |
|  | Fifth Statement of Common Ground | 28 July 2025 |
|  | Updated viability Statement of Common Ground | 29 July 2025 |
| CD6 Development Plan |
|  | Ashford Local Plan 2030 | 2019 |
|  | Inspector’s Report  | 2019 |
|  | Statement of Common Ground – ABC and The Environment Agency  | March 2018 |
|  | Statement of Common Ground – ABC and Highways England | April 2018 |
|  | Statement of Common Ground – ABC and KCC Minerals and Waste | 06 June 2018 |
|  | Ashford Local Plan Examination – Pound Lane Link Road Position Statement  | 01 May 2018 |
|  | Ashford Local Plan Examination – Pound Lane Link Road Position Statement | 09 May 2018 |
|  | Ashford Local Plan Examination – Responses to Issue 12 | 25 April 2018  |
|  | Ashford Borough Council Strategic Flood Risk Assessment | July 2014 |
|  | Area Action Plan for Chilmington Green | July 2013 |
|  | Kent Minerals and Waste Local Plan 2024 - 2039 | Mar 2025 |
|  | Greater Ashford Development Framework  | April 2005  |
| CD7 Other Planning Documents  |
|  | Affordable Housing SPD  | Feb 2009 |
|  | Climate Change Guidance for Development Management | 06 Mar 2023 |
|  | Dark Skies SPD  | July 2014 |
|  | Fibre to the Premises SPD  | Oct 2020 |
|  | Landscape Character SPD  | April 2011 |
|  | Landscape Character Assessment SPD  | June 2009 |
|  | Public Green Spaces & Water Environment SPD  | July 2012 |
|  | Sustainable Design and Construction SPD | April 2012 |
|  | Sustainable Drainage SPD  | Oct 2010 |
|  | Ashford Strategic Housing Market Assessment (SHMA) | Jan 2014 |
|  | Open Space Study for Ashford Borough  | Dec 2008 |
|  | Ashford Open Space Strategy  | 2017 |
|  | Ashford Indoor Sports Facility Strategy  | Aug 2017 |
|  | Ashford Playing Pitch Strategy 2017-2030 | May 2017 |
|  | SPG6 ‘Providing for the Transport needs arising from the South of Ashford Transport Study | June 2004 |
|  | RIF Repayment Contributions for Developments’ document  | April 2014 |
|  | RIF Repayment Calculation Update Note  | Oct 2024 |
|  | RIF Table 2 second update  | Jan 2025 |
| CD8 National Policy and Guidance  |
|  | NPPF | Dec 2024 |
|  | NPPG |  |
| CD9 Relevant Appeal Decisions |
|  | Chilmington Green Appeal APP/E2205/W/24/3345453 | 04 Nov 2024 |
|  | Kingsnorth Appeal APP/E2205/W/23/3320146 | 06 Nov 2023 |
|  | Possingham Farmhouse APP/E2205/W/24/3345454 | 10 Feb 2025  |
| CD10 Topic Specific |
|  | CIEEM Advice Note – On the lifespan of Ecological Reports and Surveys  | Apr 2019 |
|  | The RICS Professional Statement: Financial viability in planning: conduct and reporting | May 2019 |
|  | RICS Guidance on Assessing Viability in planning under the National Planning Policy Framework 2019 for England | Mar 2021 |
|  | RICS Guidance on Comparable Evidence in Real Estate Valuation | Oct 2019 |
|  | RICS Guidance on the Valuation of Development Property | Oct 2019 |
|  | Historic England Good Practice Advice in Planning Note 2 | 2015 |
|  | Historic England Good Practice Advice in Planning Note 3  | 2017 |
|  | Additional Archaeological Desk-Based Assessment Orion Heritage  | Apr 2019 |
|  | Written scheme of investigation for an archaeological evaluation Canterbury Archaeological Trust Archaeological evaluation  | 02 May 2025 |
|  | Five Year Housing Land Supply Update 2024-2029 | Apr 2024 |
|  | Five Year Vision & Strategy for the South of Ashford Garden Community 2021 - 2025 | 2021 |
|  | Local Plan Viability Report Update | May 2017 |
|  | Turner Morum Viability Assessment | 27 May 2025 |
|  | Turner Morum Viability Assessment Appendices  | 27 May 2025 |
| CD11 Proofs of Evidence  |
| Exchange  |
|  | Proof of Evidence (Ms Faye Tomlinson)  | 01 July 2025 |
|  | Proof of Evidence (Ms Wendy Rogers) | 01 July 2025 |
|  | Proof of Evidence (Mr Terry Sullivan) | 01 July 2025  |
|  | Proof of Evidence (Mr Andrew Leahy) | 01 July 2025 |
|  | Proof of Evidence (Mr Owen Jones)  | 01 July 2025 |
|  11.5a | Proof of Evidence (Mr Owen Jones) summary  | 01 July 2025 |
|  11.5b | Proof of Evidence (Mr Owen Jones) appendices | 01 July 2025 |
| 11.5c | Appellant’s errata list – Mr Jones Proof of Evidence and Appendices 1 & 4 |  |
|  | Proof of Evidence (Mr Rob Bourn) | 01 July 2025 |
|  11.6a | Proof of Evidence (Mr Rob Bourn) appendices  | 01 July 2025 |
|  | Proof of Evidence (Mr Ramsay Evans) | 01 July 2025 |
|  11.7a | Proof of Evidence (Mr Ramsay Evans) appendices  | 01 July 2025 |
| Rebuttals |
|  | Rebuttal Proof of Evidence (Ms Faye Tomlinson) | 14 July 2025 |
|  | Rebuttal Proof of Evidence (Ms Wendy Rogers) | 14 July 2025 |
|  | Rebuttal Proof of Evidence (Mr Andrew Leahy) | 14 July 2025 |
|  | Rebuttal Proof of Evidence (Mr Terry Sullivan) | 14 July 2025 |
|  | Rebuttal Proof of Evidence (Mr Owen Jones) | 14 July 2025 |
|  | Rebuttal Proof of Evidence (Mr Rob Bourn) | 14 July 2025 |
|  | Rebuttal Proof of Evidence (Mr Ramsay Evans) | 14 July 2025 |
|  11.14a | Rebuttal Proof of Evidence (Mr Ramsay Evans) | 14 July 2025 |
|  | Rebuttal Proof of Evidence (Mr Anthony Brown) | 14 July 2025 |
| CIL |
|  | Ashford Borough Council CIL Compliance Statement  | 14 July 2025 |
|  | CIL Compliance Statement Appendix 1 | 14 July 2025 |
|  | CIL Compliance Statement Appendix 6 | 14 July 2025 |
|  | CIL Compliance Statement Appendix 7 | 14 July 2025 |
|  | CIL Compliance Statement Appendix 8 | 14 July 2025 |
|  | Kent County council CIL Compliance Statement | 14 July 2025 |
| Inquiry Documents |
| ID01 | Inspectors site visit maps | 29 July 2025 |
| ID02 | Appellant’s list of appearances | 29 July 2025 |
| ID03 |  Appellant’s Opening Statement | 29 July 2025 |
| ID04 | Ashford Borough Council Opening Statement and list of appearances | 29 July 2025 |
| ID05 | Representation from Kingsnorth Parish Council | 29 July 2025 |
| ID06 | Representation from Mr Clarke | 29 July 2025 |
| ID07 | Representation from Great Chart with Singleton Parish Council | 29 July 2025 |
| ID08 | Appellants note on nutrient neutrality | 6 August 2025 |
| ID09 | Final Draft Planning Conditions Schedule | 6 August 2025 |
| ID10 | Draft S106 – Cleaner updated travelling draft | 6 August 2025 |
| ID11 | S106 Agreement Summary | 6 August 2025 |
| ID12 | S106 Outstanding Points | 6 August 2025 |
| ID13 | Appellants affordable housing cascade drafting | 6 August 2025 |
| ID14 | Appellant’s s106 Schedule 21 – Stodmarsh Mitigation | 6 August 2025 |
| ID15 | Final Draft s106 Planning Obligation Agreement | 14 August 2025 |
| ID16 | Joint Position Statement regarding s106 Agreement | 14 August 2025 |