

Core Documents List

**Ashford Borough Council and Wates Developments Limited
As at February 25, 2022**

**S.78 Planning Appeal
Land between Appledore Road and Woodchurch Road
Tenterden, Kent**

Appeal Ref APP/E2205/W/21/3284479

The Hybrid Application comprising:

“a) Outline application for the development of up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (1 x all modes and 1 x emergency, pedestrian, and cycle only) and Woodchurch Road (pedestrian and cycle only), and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchard, sustainable drainage systems, landscape buffers and green links all on 12.35 ha of the site. (Matters for approval: Access)

And

b) Full planning permission for the change of land use from agricultural land to land to be used as a Countryside Open Space (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable drainage systems and associated landscaping

Core Documents file 1 – Appeal scheme - Application Documents

- 1.1. Planning Statement produced by Judith Ashton Associates (JAA)
- 1.2. Design and Access Statement produced by Re-Format LLP
- 1.3. Appledore Road Avenue Study; produced by Re-Format LLP;
- 1.4. Local Housing Needs produced by Lichfields;
- 1.5. Five Year Housing Land Supply Assessment produced by Lichfields;
- 1.6. Tenterden Growth and Community Services Assessment produced by Lichfields;
- 1.7. Sports Facilities Supporting Statement and Appendices produced by Consult QRD Ltd
- 1.8. Transport Assessment produced by iTransport
- 1.9. Travel Plan Statement produced by iTransport
- 1.10. Flood Risk Assessment & Surface Water Drainage Strategy produced by RSK
- 1.11. Foul Drainage & Utilities Assessment produced by RSK
- 1.12. a) Landscape and Visual Assessment produced by SLR
- 1.12. b) Landscape and Visual Assessment Plans produced by SLR
- 1.12. c) Landscape and Visual Assessment Photos produced by SLR
- 1.13. Arboricultural Implications Report prepared Simon Jones Associates Limited
NB ABC have uploaded the East and West TPP as separate docs on the Inquiry website for ease of access and labelled them parts b and c.
- 1.14. Landscape and Ecological Management Plan produced by SLR in consultation with Ecology Solutions, RSK and Simon Jones Associates Limited
- 1.15. Ecological Assessment produced by Ecology Solutions
- 1.16. Heritage Statement produced by Pegasus Group (Heritage)
- 1.17. Desk Based Archaeological Assessment produced by RPS
- 1.18. Historic Landscape Assessment produced by RPS
- 1.19. Sustainability and Energy Statement by Bluesky Unlimited
- 1.20. Ground Appraisal Report produced by Geo-Environmental Services Limited
- 1.21. Air Quality Assessment produced by Fichtner Consulting Engineers Ltd
- 1.22. Minerals Assessment produced by Barton Willmore
- 1.23. Agricultural Impact Statement produced by Reading Agriculture
- 1.24. Statement of Community Involvement produced by Cratus
- 1.25. Affordable Housing Statement produced by Judith Ashton Associates; and
- 1.26. Draft Heads of Terms of S106 Agreement produced by Judith Ashton Associates.
- 1.27. Application drawings
- 1.28. Covering Letter
- 1.29. Application Form

Core Document file 2 - Planning Policy Documents

- 2.1 The Ashford Borough Local Plan (ABLP) 2019 and extract from the Local Plan proposals map
- 2.2 Inspectors report on the ABLP
- 2.3 The Kent Waste and Minerals Plan (KWMP) 2016 – Policy DM7 and extract of Ashford Plan
- 2.4 a) Tenterden Neighbourhood Plan – Reg 14
b) JAA letter to TTC for Wates Developments Ltd re Reg 14 Plan
- 2.5 Tenterden and Rural Sites DPD.
- 2.6 Inspector's report of the 9th September 2010 on the Examination into the Tenterden and Rural Sites DPD.
- 2.7 a) Extracts from the ABC Annual Monitoring Report Dec 2019 and addendum note
- 2.7 b) Extracts from the ABC Annual Monitoring Report Dec 2020
- 2.8 a) Extracts from the (SHELAA) 2017/18 – appendix 5 – sites remaining for land supply
b) Extracts from ABC SA – appendix 4 – Site assessments for sites subject to SA but not considered to be reasonable alternatives as set out in the SHELAA
- 2.9 a) ABC Five Year Housing Land Supply Update – July 2020
- 2.9 b) ABC Five Year Housing Land Supply Update – July 2021
- 2.10 ABC Housing Delivery Action Plan – June 2021
- 2.11 ABC Playing Pitch Strategy

Local Plan Examination Documents

- 2.12 Representations received from Judith Ashton Associates on Reg 19 plan – 10.08.2016
- 2.13 Representations received from Judith Ashton Associates on Main Mods – 31.08.2017
- 2.14 The Inspectors' Issues and Questions in relation to the Examination of the ALP 2030
Issues 2, 3, 4, 6 and 12 are pertinent to the case.
- 2.15 JAA's reps in response to Issue 2
- 2.16 a) JAA's reps in response to Issue 3
- 2.16 b) Lichfields Tenterden Growth Options Study – March 2018
- 2.17 JAA's reps in response to Issue 4
- 2.18 ABC's response to Issues 2, 3, 4 and 12
- 2.19 ABC's response to Issue 6
- 2.20 Housing Topic Paper
- 2.21 ABC Playing Pitch Strategy 2017-2030 - May 2017
- 2.22 ABC Open Space Strategy Oct 2017
- 2.23a ABC Public Green Spaces and Water Environment SPD 2012
- 2.23b ABC Green Spaces and Water Environment SPD 2012
- 2.24 Tenterden Town Council Sports Facilities Strategy 2014
- 2.25 Football Foundation Local Football Facility Plan 2022
- 2.26 ABC SFRA 2014
- 2.27 ABC Sustainable Drainage SPD
- 2.28 KCC - Riparian Owner Responsibilities and Roadside Ditches
- 2.29 Historic England Advice Note 1 (Second Edition) - Conservation Area Appraisal, Designation and Management
- 2.30 Historic England - Historic Environment Good Practice Advice in Planning: 2 - Managing Significance in Decision-Taking in the Historic Environment
- 2.31 Historic England - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets
- 2.32 Historic England - Analysing Significance in Heritage Assets Historic England Advice Note 12 - Statements of Heritage Significance:
- 2.33 Historic England - Conservation Principles
- 2.34 Biodiversity Matric 2.0 User Guide – Beta Test - Final

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- 2.35 Biodiversity Matric 2.0 Technical Supplement – Beta Test - Final
- 2.36 Biodiversity Matric 3.0 User Guide
- 2.37 Biodiversity Matric 3.0 Technical Supplement
- 2.38 ABC 2011 Landscape Character SPD
- 2.39 SD02 - Sustainability Appraisal (SA) and SEA of the Ashford Borough Local Plan to 2030
- 2.40 National Design Guide
- 2.41 The Environment Act – section 147, part 6 and schedule 14

Core Document File 3 – Previous application for 250 units

Screening for 250 unit scheme

- 3.1 JAA application for screening – June 2019
 - b) Location Plan
 - c) Masterplan
- 3.2 Ashford Borough Council response – EIA not required
- 3.3 Subsequent third party application to the Secretary of State (SoS) for screening
- 3.4 JAA email and matrix to National Planning Casework Unit (NPCU)
- 3.5 SoS decision on EIA

Application drawings and application documents

- 3.6 Design and Access Statement produced by Rummey Design
- 3.7 Illustrative Masterplan produced by Rummey Design
- 3.27 TA produced by iTransport

Statutory Consultee reps on the 250 unit scheme

- 3.8 KCC Highways comments:
 - a) 16.01.2020
 - b) 04.03.2020
 - c) 16.04.2020
 - d) 14.05.2020
 - e) 07.07.2020

Associated transportation notes produced by iTransport and submitted to ABC:

 - f) 26.02.2020 including ITL9289-GA-030C, ITL9289-GA-033C, ITL9289-GA-044D and ITL9289-GA-045E
 - g) 14.04.2020
 - h) 06.05.2020
 - i) 23.06.2020
- 3.9 KCC Flood and Water Management
- 3.10 KCC Ecology comments of
 - a) Feb 2020
 - b) July 2020, and
 - c) Aug 2020

Associated responses from EPR on behalf of Wates dated

 - d) 11.03.2020
 - e) 29.04.2020 and
 - f) 21.07.2020.
- 3.11 KCC Heritage
- 3.12 KCC Footpaths Officer comments of
 - a) 27th Jan 2020 + Definitive Map AB12 and Claimed Route AB12
 - b) 7th May 2020

Associated response by Wates team

 - c) 11th Feb 2020 and
 - d) 29th April 2020
- 3.13 KCC Minerals
- 3.14 KCC Economic Development
- 3.15 Sport England
- 3.16 NHS

- 3.17 EA
 3.18 SW
 3.19 Natural England
 3.20 High Weald AONB Unit
- 3.21 ABC Tree Officer comments of
 a) 23.04.2020,
 b) 27.05.2020 and
 c) 17.06.2020
 Associated response by Wates team
 d) SJA - Arboricultural Technical Note 14023-03b + appendices 1 – 4 - 14.05.202
 e) SJA Without Prejudice Statement 14023-01 + TPP (east and west) - 16.07.2020
- 3.22 ABC Cultural and Leisure Services comments of
 a) 17.03.2020
 b) 16.06.2020
 c) 29.06.2020 and
 d) 28.08.2020
 Associated response by Wates team
 e) 30.07.2020 including
 • A Draft Community Users Agreement
 • A detailed statement from the Land Trust;
 • A suggested Section 106 Drafting Rider for Sports Facilities prepared by DAC Beachcroft;
 and
 • A Draft Sports Facilities Operator Appointment Plan
- 3.23 Tenterden Town Council
 a) Tenterden Town Council Planning Committee - Summary of Objections
 b) Tenterden Neighbourhood Plan steering Committee Statement of the impact on Local Green Space
 c) Species List Recorded on Limes Land as of February 2020
- Committee report pertaining to 250 unit scheme.**
 3.24 Committee report –16th September 2020 - item 6.e
 3.25 Committee Update Sheet
- Decision notice pertaining to 250 unit scheme.**
 3.26 Decision notice– 23th September 2020

Core Document File 4 – correspondence pertaining to the appeal scheme

- 4.1 Letter from ABC confirming receipt and validation
- Statutory Consultee reps on the appeal scheme**
- 4.2 KCC Highways 20.05.2021
- 4.3 KCC Flood and Water Management comments of
 a) 8th June 2021
 b) 21st July 2021 and
 c) 24th September 2021
- 4.4 KCC Ecology comments of
 a) 21st June 2021 and
 b) 31 August 2021
- 4.5 KCC Heritage comments of 6th July
- 4.6 KCC Footpaths Officer comments
 a (1) letter of 7th May 2020 (emailed 02.06.21 – see d below)
 a (2) Definitive Map and Statement for KCC – Map sheet 76 – KCC (Footpath AB70 at Tenterden) Definitive Map Modification Order
 a (3) Definitive Map AB12
 b) Notice of Modification Order - Wildlife and Countryside Act 1981 - Definitive Map and Statement for the County of Kent
 c) KCC Officer Delegated Authority Report re AB70
 d) KCC Footpaths Officer comments 30th July 2021
- 4.7 KCC Minerals
- 4.8 KCC Economic Development
- 4.9 Sport England comments of
 a) 11th June 2021 and
 b) 7th July 2021
- 4.10 NHS
- 4.11 SW
- 4.12 Natural England
- 4.13 High Weald AONB Unit
- 4.14 a) ABC Cultural and Leisure Services comments of 19th July 2021
- 4.14 b) ABC Cultural and Leisure Services response to Wates comments of 12th August 2021
- 4.15 ABC Tree Officer comments of 21st July
- 4.16 Tenterden Town Council comments of 28th June 2021
- Correspondence with case officer**
- 4.17 a) JAA email of 22.06.2021 re sports pavilion lighting
 b) 403.06269.00058.landscape 3 - Landscape masterplan for the pavilion area
 c) CGI of Pavilion Building
 d) 7657 03 03 rev G - Elevations - Proposed Clubhouse Building
 e) 7657 03 01 rev F - Block Plan - Proposed Clubhouse Building
 f) Kingfisher Lighting Data Sheet – Deco 2.0
 g) Kingfisher Lighting Data Sheet – SEMITA Urban

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- 4.18 JAA email of 29.06.2021 response to KCC PROW comments including iTransport Note ITL09289-033A
- 4.19 JAA email of 28.07.2021 further liaison with ABC re KCC PROW comments including letter from DAC
- 4.20
 - a) JAA email of 12.08.2021 response to Culture, Tourism and Leisure comments (a-e)
 - b) JAA Response to Ashford Borough Council's Culture, Tourism and Leisure Services comments of 19th July 2021
 - c) Extract from appendix 3 of Tenterden Neighbourhood Plan evidence: Sport and Recreational Open Spaces.
 - d) Minutes of the Tenterden sports review bodies meeting of Feb 2021
 - e) Model S106 obligations concerning sport and open space provision at Appledore Road.
- 4.21
 - a) JAA email of 31.08.2021 response to KCC Ecology comments
 - b) Ecological enhancements using green infrastructure and waterbodies within new development
 - c) 2021 Updated Faunal Species Work – Badgers, Reptiles, Great Crested Newt, Breeding Birds & Invertebrates
- 4.22
 - a) JAA email of 31.08.2021 response to KCC Heritage comments
 - b) Letter of 27.08.21 to ABC from RPS re KCC Heritage comments
- 4.23
 - a) JAA email of 03.09.2021 response to KCC LLFA comments
 - b) LLFA Response Review produced by RSK 2nd September 2021
- 4.24
 - a) JAA email of 03.09.2021 response to landscape officer's comments
 - b) SJA Trees - Review of points raised by the Ashford Borough Council Tree Officer Sept 2021
- 4.25
 - a) JAA email of 03.09.2021 re unit mix and parking provision
 - b) Parking Note 03.09.21
- 4.26
 - a) JAA email of 03.09.2021 re minor changes to the Illustrative Site Plan and associated landscape plans to address responses to statutory consultees
 - b) Identification Plan for amendments to Drawings – 03.09.21 – Reformat
 - c) 403.06269.00058.landscape2 Rev 1 - Landscape masterplan for the country park and sports facilities
 - d) 403.06269.00058.landscape1 Rev 1 - Landscape masterplan for the whole
 - e) 21037 - RFT - 00 - 00 - DR - A - 0121 S2 rev P08 - Site Plan
 - f) JAA email of 06.09.2021 re amended plans

Committee report

- 4.27 Committee report –15th September 2021 - item 4.b
- 4.28 Committee Update Sheet 15th September 2021
- 4.31 Decision notice 27.09.2021

Post committee correspondence from KCC

- 4.29 KCC letter 24th Sept 2021
- 4.30 KCC letter 30th Nov 2021

Core Document File 5 – Landscape and Arb Documents

- 5.1 AONB Management Plan
- 5.2 National Character Area 122, High Weald (Natural England)
- 5.3 Landscape Assessment of Kent (2004)
- 5.4 Ashford Landscape Character Assessment (June 2009)
- 5.5 Guidelines on Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3, Landscape Institute/IEEMA 2013)
- 5.6 Landscape Technical Guidance Note 02/21 “Landscape Value Outside National Designated Landscapes”
- 5.7 BS5837:2012 Trees in relation to design demolition and construction – recommendations.
- 5.8
 - a) Natural England & Forestry Commission Standing Advice – Ancient Woodlands and ancient trees and veteran trees: protecting them from development – Nov 2018
 - b) Natural England & Forestry Commission Standing Advice – Ancient woodland, ancient trees and veteran trees: advice for making planning decisions – Jan 2022
- 5.9 Ancient and other veteran trees further guidance on management - The Tree Council Lonsdale D 2013
- 5.10 Tree Preservation Order No 15 Dated 22 December 2021

Core Document File 6 – Misc.

- 6.1 Former (1988) appeal decisions pertaining to the appeal site -
 - a) 28.07.1988
 - b) 02.10.1989

Local Applications – in Tenterden

- 6.2 Tent 1a
 - a) Committee report Oct 2014
 - b) Decision notice 29 September 2015
 - c) Approved Masterplan – drawing 5654U/5654U S106_03
- 6.3 Tilden Gill – outline consent
 - a) Committee report
 - b) Appeal Decision
- 6.4 Committee report pertaining to RM for Tilden Gill
- 6.5 Shrubcote, Appledore Road, Tenterden
 - a) Committee report
 - b) Committee minutes
 - c) Appeal decision
 - d) Layout

Local Applications – in Ashford Borough

- 6.6 APP/E2205/W/20/3259450, APP/E2205/W/20/3259462 and APP/E2205/W/20/3259465 – land at Wye College, Wye, Ashford - 6 April 2021
- 6.7 APP/E2205/W/20/3252031 – land at Smallhythe Road Tenterden - 16th July 2021

Other appeal decisions

- 6.8 APP/H1705/W/21/3269526 - Land to East of Station Road, Oakley - 11th August 2021
- 6.9 APP/H2265/W/20/3256877 - Land West of Winterfield Lane, East Malling – 22nd March 2021

Misc

- 6.10 Minutes of the Tenterden Town Council Neighbourhood Plan Steering Committee Meetings of 4th June 2020
- 6.11 Minutes of the Tenterden Town Council Neighbourhood Plan Steering Committee Meetings of 5th Aug 2020
- 6.12 ABC Cabinet report of 29 July 2021 - A Nutrient Mitigation strategy for the Stour catchment in Ashford Borough
- 6.25 Email Correspondence of 14th January 2022 with Graham Smith re Sports Facilities

Additional appeal decisions

- 6.13 APP/A5270/W/21/3268157- Drayton Green Road, West Ealing - 29th October 2021
- 6.14 APP/K5030/W/20/3244984 - Bury Street - The Tulip - 11th November 2021
- 6.21 APP/L2630/A/13/2196884 Land at Chapel Lane, Wymondham, Norfolk - 7 August 2014
- 6.23 APP/Y3940/W/21/3278256 - Filands Road/Jenner Lane, Malmesbury - 5 January 2022
- 6.24 APP/R3650/W/21/3278196 - Land west of Loxwood Road, Alford, Surrey – 1 January 22

Case Law

- 6.15 South Lakeland District Council v SSE and Another Respondents - House of Lords - 30 January 1992
- 6.16 Bedford Borough Council v SSCLG and Nuon UK LTD - Extract - 26 July 2013

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- 6.17 Barnwell Manor Wind Energy Limited v East Northamptonshire District Council, English Heritage, National Trust, and SSCLG – 18 February 2014
- 6.18 The Forge Fields Society, Martin Barraud and Robert Rees v Sevenoaks District Council and West Kent Housing Association, and the Right Honourable Philip John Algernon Viscount De l'Isle - 12 June 2014
- 6.19 Jones v Mordue & Ors - 3 December 2015
- 6.20 Catesby Estates and SSCLG v Steer – Judgement CoA - 18 July 2018
- 6.22 City & Country Bramshill Limited v - SSCLG and Hart DC, Historic England and The National Trust for Places of Historic Interest or Natural Beauty - 09/03/2021

Core Document File 7 – Appeal Docs**Statements of Case**

- 7.1 Wates SoC
- 7.2 a) ABC SoC
 - b) appendices 1 – 10 of ABC SoC
 - c) appendices 17 – 17 of ABC SoC
 - d) appendix 18
 - e) appendices 19 – 26 of ABC SoC

Statements of Common Ground

- 7.3 Overarching SoCG – dated 02.02.2022
- 7.4 HLS
- 7.5 Landscape effects
- 7.6 Ecology effects
- 7.7 Trees
- 7.50 PRow
- 7.51 Sports Facilities – dated 07.02.2022

ProofsWates

- 7.8 Jeremy Smith – Landscape
 - a) Proof
 - b) Summary Proof
- 7.9 Tim Goodwin – Ecology
 - a) Proof
 - b) Appendices
- 7.10 Simon Jones – Trees
- 7.11 Neil Marshall – Access and Sustainability
- 7.12 Richard Grady – Sport Facilities
 - a) Proof
 - b) Appendices
- 7.13 Martin Taylor – Housing land supply
 - a) Proof
 - b) Appendices
- 7.14 Asher Ross - Planning
 - a) Proof
 - b) Appendices
 - c) Summary Proof
- 7.15 Clive Maynard – Flood Risk
- 7.16 Gail Stoten – Heritage
 - a) Proof
 - b) Appendix 1
 - c) Appendix 2 (RPS statement)
 - d) Appendix 3
 - e) Figures
 - f) Summary Proof

ABC

- 7.17 Lindsay Goodyear – Planning
 - a) Proof
 - b) Appendices
- 7.18 David Withycombe – Landscape
 - a) Proof
 - b) Appendices
- 7.19 Phil Cook – Trees
- 7.20 Kate Beswick – Public Rights of Way
- 7.21 Helen Forster – Biodiversity
 - a) Proof
 - b) Appendices
- 7.22 Len Myatt – Sport Facilities

Rebuttals

- 7.23 Simon Jones – rebuttal to Phil Cook – Trees
- 7.24 a) Lindsay Goodyear – rebuttal to Asher Ross and Martin Taylor – Planning and Housing land supply
 - b) Lindsay Goodyear Rebuttal Appendices
- 7.25 David Withycombe – rebuttal to Jeremy Smith - Landscape and Visual Matters
- 7.26 Phil Cook – rebuttal to Simon Jones - Trees
- 7.27 Kate Beswick – rebuttal to Neil Marshall and Asher Ross - Public Rights of Way
- 7.28 Helen Forster – rebuttal to Tim Goodwin - Biodiversity
- 7.29 Len Myatt – rebuttal to Richard Grady - Sport Facilities

Third Party Reps – Dec 2021

- 7.30 KCC Appeal Statement
 - Request letter
 - Appendix – Social Care
 - Appendix – Communities
- 7.31 Tenterden TC
- 7.32 Cllr Crawford
- 7.33 KWT
- 7.34 Tenterden Nature Recovery Partnership
 - a) Albert Poole response to Appellants SoC
 - b) Albert Poole response to Appellants SoCG (1)
 - c) Albert Poole response to Appellants SoCG (2)
- 7.36 Samantha Reed LLPG
 - Samantha Reed TTC Tree Report
- 7.37 K Hammond
- 7.38 J Phillips
- 7.39 Richard Harvey
- 7.40 Shrubcote and Tilden Gill RA

Additional Third Party Reps – Jan 2022

- 7.41 a) Cllr Crawford Statement to the Inquiry – Surface water Flooding
 - b) Elizabeth Crescent, Whitehaven Appeal decision - Ref: APP/Z0923/W/21/3277409
- 7.42 LLPG Statement to the Inquiry
- 7.43 Albert Poole Statement to the Inquiry:

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- Pt 1 – Statement
- Pt 2 – Wates Key Facts
- Pt 3 – Planning Report Marne House
- Pt 4 - Arboricultural Report Oak Tree 313
- Pt 5 – Flooding on Appledore Road
- Pt 6 – Field F10
- Pt 7 – Gallows Green – Location -1
- Pt 8 - Gallows Green Objection 10.03.2020
- Pt 9 - Gallows Green Objection 18.03.2020
- Pt 10 - Gallows Green Objection Oct 2021
- Pt 11 – Inquiry Photos
- 7.44 Ros Debling Statement sent to Inquiry

Core Document File 8 – Inquiry Documents

- 8.00 (ID) Public Inquiry 3284479 – Proposed Timetable as of 03.02.2022
- 8.10 (ID) Wates Final Opening Statement
- 8.20 (ID) Local Authority Opening Statement
- 8.30 (ID) Local Authority List of Appearances 08.02.2022
- 8.31 (ID) List of Appearances for the Appellant 08.02.2021
- 8.32 (ID) Mr. Richard Masefield Opening Statement 08.02.2022
- 8.33 (ID) Cllr Crawford Opening Statement 08.02.2022
- 8.34 (ID) Cllr Knowles Opening Statement 08.02.2022
- 8.35 (ID) Mr. Bruce Nepp Opening Statement on behalf of TDRA (Tenterden & District Residents Association) 08.02.2022
- 8.36 (ID) TTC 14.2.22 – Sub Committee Working Group Reports
- 8.37 (ID) Statement submitted by Ms. Sian Lazell received 11.02.2022
- 8.38 (ID) Mr. Richard Masefield on behalf of TTC Neighbourhood Plan Supporting Evidence from 08.02.22
- 8.39 (ID) NP Post-it Survey Ranked Results from Mr. Masefield 10.02.2022
- 8.40 (ID) NP Tenterden Grassland Summary Report (Kate Ryland, Dolphin Ecological Surveys) July 2019 - Mr. Masefield 10.02.2022
- 8.41 (ID) Limes Land Habitat Survey 7 Dec. '19 - Mr. Masefield 10.02.2022
- 8.42 (ID) Limes Land Species List - Mr. Masefield 10.02.2022
- 8.43 (ID) Homewood School Fields Habitat Surveys 27&29 Dec 2019 & 6 Jan 2020 - Mr. Masefield 10.02.2022
- 8.44 (ID) Habitat Classification Habitat Definitions – Grassland (Title Page 4-32)
- 8.45 (ID) Biodiversity Metric 3.0 - habitat condition assessment sheets - Other Neutral Grassland Ponds
- 8.46 (ID) Questions Richard Masefield 15 February 2022 regarding Ecology
- 8.47 (ID) Proposed Wetland Area Non -Technical Summary received 15.02.2022

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- 8.48 (ID) S2 Constructed Wetland Design and Specification received 15.02.2022
- 8.49 (ID) Lindsay Goodyear Rebuttal Planning with Appendices Tabs received 15.02.2022
- 8.50 (ID) Mr. Albert Poole Drainage Q and A Session 17 Feb 2022 (received 15.02.2022)
- 8.51 (ID) Mr. Albert Poole Heritage Q and A 16 Feb 2022 (received 15.02.2022)
- 8.52 (ID) Email from Len Mayatt Regarding Playing Pitch Strategy received 11.02.2022
- 8.53 (ID) Email from Cllr John Crawford regarding Football Pitches received 11.02.2022_Redacted
- 8.54 (ID) Conningbrook S106 – January 2022
- 8.55 (ID) Conningbrook Committee Report 18.3.2020
- 8.56 (ID) Mr. A. Poole Closing Inquiry Statement (received 18.02.2022)
- 8.57 (ID) Questions for Mr. Asher Ross from Ms. Samantha Reed (on behalf of LLPG) (received 18.02.2022)
- 8.58 (ID) Ashford Borough Council CIL Statement and Appendices dated 21.02.2022
- 8.59 (ID) 220221_Note_To_Inquiry_5_Year_HLS
- 8.60 (ID) 15405 Appellant Response to ABC Note to the Inquiry Re Five Year Housing Land Supply 22-02-22
- 8.61 (ID) Wates and ABC conditions - 22.2.22_ (2)
- 8.62 (ID) Official Copy (Title Plan) – North Side of Appledore Road
- 8.63 (ID) Official Copy (Title Plan) – North & East Sides of Rose Cottage Appledore Road
- 8.64 (ID) Official Copy (Title Plan) – K984450 – North Side of Appledore Road
- 8.65 (ID) Official Copy (Title Plan) - K565298 – North & East Sides of Rose Cottage Appledore Road
- 8.66 (ID) 21037-RFT-00-XX-DR-A-0101-P05_Detailed application Identification Plan
- 8.67 (ID) Public Inquiry - Additional Questions & Comments from Ms. Samantha Reed received 21.02.2022 on behalf of LLPG redacted

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- 8.68 (ID) Mr. Asher Ross's Response to - Additional Questions & Comments from Ms. Samantha Reed (received 23.02.2022) on behalf of LLPG (received 23.02.2022)
- 8.69 (ID) Council Note on Delivery (S106) received 24.02.2022
- 8.70 (ID) Appellant's (AR) Delivery Response to Ashford Borough Council received 24.02.2022
- 8.71 (ID) Council and KCC Addendum CIL justification Wates received 25.02.2022_Redacted
- 8.72 (ID) Document from Mr. A. Poole regarding Inspector's Site Visit 24.02.22
- 8.73 (ID) ENGROSSMENT VERSION Appledore Road s106 24.2.22
- 8.74 (ID) Compare Result (S106) Document 2. 25.02.2022
- 8.75 (ID) Mr. C. Howell Williams (QC) & Ms. A. Graham Paul Ashford Wates Closing for LPA FINAL received 25.02.2022
- 8.76 (ID) Mr. S. White (QC) & Ms. A. Foster WATES TENTERDEN FINAL FINAL CLOSING received 25.02.2022