



## Questionnaire

Article 14 of The Town and Country Planning (Crown Development Applications) (Procedure and Written Representations) Order 2025)

Application ref no: CROWN/2025/0000002

Application by: Department for Transport DfT, Department for Environment Food and Rural Affairs Defra and His Majesty's Revenues and Customs HMRC

Grid ref:

Site address: Sevington Inland Border Facility, Mersham, Ashford

Postcode: TN25 6GE

You must must complete a copy of the questionnaire and save it, alongside any supporting documents, to the Sharepoint folder shared with you **within 5 working days** of the date of the notification given under Article 13. Within this time period, you must also send a copy of the questionnaire and any supporting documents to the applicant.

**PLEASE COMPLETE THE QUESTIONNAIRE AND ATTACH ALL DOCUMENTATION ELECTRONICALLY**

<b>Please be aware that the provision of a completed questionnaire under Article 14 (1) is a statutory requirement on LPAs. Please provide the following information.</b>		<b>Included?</b>	
<b>A copy of this completed questionnaire and any documentation supplied with it are required to be made available/published via the application website.</b>			
<b>1</b>	A copy of any entry in the register required to be kept under article 40 of the 2015 Development Management Procedure Order which relates to the land, or part of the land, to which the application relates.	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Details: Site History attached under separate cover			
<b>2</b>	Details of any functions under the 1990 Act which the relevant local planning authority has exercised in relation to, or which affect, that land.	YES <input type="checkbox"/>	NO <input type="checkbox"/>

	<p>Details:</p> <p>Ashford Borough Council as the relevant LPA has previously granted outline planning permission for development involving the land subject of the application (LPA reference 14/00906/AS) and has approved an application for reserved matters (LPA reference 19/00579) and issued a Certificate of Lawful Development (LPA ref 19/01099/AS) in respect of works carried out on site.</p> <p><b>Copies of each decision notice are attached.</b> Associated with 14/00906/AS is a s.106 agreement which is also <b>attached</b>. A further s.106 agreement with DfT as the site owner following purchase of the site is at draft stage but has not, to date, been able to be completed.</p> <p>Following the making of the The Town and Country Planning (Border Facilities and Infrastructure) (EU Exit) (England) Special Development Order 2020, Ashford Borough Council as the relevant LPA responded to a number of proposed article 4 submissions on which it was engaged.</p>		
3	<p>A statement as to whether any advice has been given by the relevant local planning authority to the applicant in relation to development of the land.</p>	YES <input checked="" type="checkbox"/>	
	<p>Details:</p> <p>Yes. Pre-application advice was given by the Borough Council as the LPA to JLL (the planning consultant lead assisting the Sevington IBF application team) dated 24/09/2024. This is <b>attached</b>.</p> <p>The LPA also assisted with feedback being given to the applicant team in respect of Environmental Impact - as per Q22, this is <b>attached</b>.</p>		
4	<p>Where the relevant local planning authority is not the county planning authority, a copy of any notice the county planning authority has given to the relevant local planning authority under paragraph 7(4) of Schedule 1 to the 1990 Act in relation to an area which includes the land (or part of the land) which is the subject of the application.</p>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	<p>Details: N/A</p>		
5	<p>The name and contact details for any parish council which is entitled under section 293G of the 1990 Act to be notified of the application. Please provide this information, as well as information relating to other statutory consultees, on the form titled 'Statutory Consultees Parish Councils and press details' located in the Sharepoint folder.</p>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	<p>Details:</p> <p>(1) Sevington with Finberry Parish Council – The Briars, The Street, Hastingleigh, TN25 5HU – 01233 750415 – clerk.swfpc@gmail.com</p> <p>(2) Mersham Parish Council – The Briars, The Street, Hastingleigh, TN25 5HU – 01233 750415 – clerk.mershampc@gmail.com</p>		



6	Where the development proposed by the application falls within a category of development for which standing advice has been provided to the relevant local planning authority by any authority or person specified as a consultee in the Table in Schedule 4 to the 2015 Order, a copy of that standing advice.	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Details: Statutory consultees attached separately.			
7	Details of whether the development is liable to community infrastructure levy under Part 11 of the Planning Act 2008(c) ("CIL") and, where it is so liable, a calculation of the likely amount of CIL.	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Details:  Not applicable in respect of development in the Borough of Ashford as no CIL charge has been adopted.			
8	If the application is for approval of reserved matters for which the LPA has previously given outline consent, please supply a copy of the outline consent with conditions and any associated Section 106 agreement.	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Details:  'Outline consent' does not legally exist. It is assumed the PINS reference is to outline <u>planning permission</u> . As per question 2, approval of reserved matters was pursuant to outline planning permission 14/00906/AS which concerned another use of the land to that subject of the Crown development application. The s.106 associated with the outline planning permission is attached.			
9	Details of any other relevant planning history which the Secretary of State needs to be aware of in the consideration of this application.	<input type="checkbox"/> Attached	
Details:  As per Question 2, the site was acquired by the DfT for use for the purposes of an inland border facility. The Special Development Order and a series of subsequent Article 4 applications, on which the Borough Council as the LPA was engaged, permit the time limited temporary use of the site.			
10	Is there a known surface or underground mineral interest at or within 400 metres of the application site which is likely to be a material consideration in determining the application?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Details:  Not in the opinion of the LPA. Kent County Council is the minerals authority and may know otherwise and wish to comment on the Crown development application.			
11	Are there any other applications, appeals or matters relevant to this application <b>adjacent or close to the site</b> still being considered (or recently determined) by the Secretary of State, the LPA, any adjoining LPA or the Planning Inspectorate?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

	<p>If YES, please give reference numbers and brief details.</p> <p>Refs:</p> <p>The 14/00906/AS development referenced at Q2 above was subject to a s.106 agreement. When the site was purchased by the DfT, it was indicated to the LPA that key financial planning obligations in the existing s.106 agreement would be honoured. The agreed route to enable that was a further s.106 agreement. To date, that agreement has been unable to be concluded with the DfT.</p>		
12	Are there any public rights of way which cross or are adjacent to the application site?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
	If YES, please attach an extract from the Definitive Map and Statement for the area, and any other details.	<input checked="" type="checkbox"/> Attached	
13	Would the proposed development affect the setting of a listed building?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	<p>If YES, is it a:</p> <p>Grade I <input checked="" type="checkbox"/> Grade II* <input type="checkbox"/> Grade II <input checked="" type="checkbox"/></p> <p>Date of Listing: All details attached separately.</p> <p>Please supply a copy of the listing description.</p>	<input checked="" type="checkbox"/> Attached	
14	Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	<p>If YES:</p> <p>Details:</p>		
15	Is the site in, or adjacent to, a Conservation Area?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	<p>If YES:</p> <p>Details:</p> <p>Please supply a map showing the relevant Conservation Area boundary and Conservation Area Appraisal, if published.</p>		
16	Is any part of the site subject to a Tree Preservation Order? (No but closest TPO mapping attached )	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	If YES, please attach a plan showing the extent of the Order and any relevant details.	<input type="checkbox"/> Attached	
17	Is the site within a Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
18	Is the site within a National Landscape?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
19	Is the application site in or adjacent to or likely to affect an SSSI and/or an internationally designated site (i.e. cSAC, SAC, pSPA, SPA, Ramsar)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
	<p>If YES, please give details.</p> <p>Any overnight accommodation provided at the site would need to accord with Natural England advice in respect of mitigation on the Stodmarsh SSSI</p>	<input type="checkbox"/> Attached	



	Details: See above		
20	Are any protected species likely to be affected by the proposals?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	If YES, please attach details. Details: The Crown development application is expected to make this clear.	<input type="checkbox"/> Attached	
21	Is there a neighbourhood plan in place affecting this site, or is there an emerging neighbourhood plan?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, please attach details. Details: Not applicable	<input type="checkbox"/> Attached	
22	Environmental Impact Assessment Please give details of any history of Environmental Impact Assessments (including screening opinions) in relation to this site which are relevant to this proposal.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
	<p>Details:</p> <p>The application for outline planning permission 14/00906/AS was subject of EIA.</p> <p>More recently, the LPA responded to a Scoping Opinion issued by the Sevington application team in respect of the planning application that was indicated as likely to be made to the LPA to retain the use of the site beyond the timescale of the existing permission flowing from the SDO. <b>See attached feedback to JLL 19/12/2024</b> and the associated <b>EIA Scoping Report Review by Temple dated 19/12/2024.</b></p>		

23	<p>Please detail any supplementary planning documents or guidance, that you consider applicable, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when.</p> <p>Attached.</p> <p>Details:</p> <p>Ashford Borough Council has a range of adopted supplementary planning documents and informal guidance and reserves the right to reference any such material as part of its consultation response. PINS can review SPDs and Informal Guidance via the Council's web-site;-</p> <p><a href="https://www.ashford.gov.uk/planning-and-development/our-planning-policies/planning-guidance-and-design-statements/">https://www.ashford.gov.uk/planning-and-development/our-planning-policies/planning-guidance-and-design-statements/</a></p> <p>The 2011 Landscape Character SPD and the 2010 Sustainable Drainage SPD are considered relevant: due to their file size these should be downloaded by PINS from the website.</p> <p>Of particular importance in respect of the Crown development application is the matter of external lighting of the site. The Council's <b>2014 Dark Skies SPD is attached.</b></p>	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A	
24	<p>Any other relevant information or correspondence you consider we should know about in relation to the consideration of the submitted application. 1</p> <p>Details: As per Q2, work started in late 2020 with the DfT in respect a s.106 agreement to honour key obligations of the s.106 agreement associated with the development granted outline planning permission under LPA reference 14/00906/AS. However, this remains in draft form and has not been able to be moved forward to completion with the DfT.</p>	No of docs	_____
25	<p>Details of any matters which you want the Appointed Person to note at any site visit.</p>		
	<p>Please provide details:</p> <p>The Borough Council reserves the right to comment on this matter, as is necessary, in its response to the consultation.</p>		



26	<p>Please provide details of the Development Plan documents which are in force, or are in preparation within the district together with any known timescales. Please provide a copy of the Development Plan and the – current programme of development (or review). Please also include extracts of any relevant development plan policies including any which have been 'saved' by way of a Direction, together with copies of the policies.</p> <p>Details:</p> <p>Yes</p> <p>The Borough Council's adopted Ashford Local Plan 2030 (adopted 2019) and Chilimington Green Area Action Plan (adopted 2013) can be viewed via the following link to the planning pages of the Council's website;-</p> <p><a href="https://www.ashford.gov.uk/planning-and-development/our-planning-policies/current-local-plans/">https://www.ashford.gov.uk/planning-and-development/our-planning-policies/current-local-plans/</a></p> <p>A Regulation 18 version of the proposed Ashford Local Plan 2042 has been prepared. It is proposal that a public consultation on that document runs for a period of 8 weeks commencing in August 2025.</p> <p>For clarity, the regulation 18 consultation is limited to seeking views on what the emerging Local Plan should contain. It does not adopt new planning policies at this stage. It will set out a hybrid approach to planning for development. For a number of planning issues, the Regulation 18 Local Plan will establish broad principles, expressed as Policy Intentions. Elsewhere the Regulation 18 Local Plan will be framed around a favoured 'direction of travel', expressed as Policy Ambitions.</p>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
27	<p>Please provide details of the newspaper publication(s) you use to notify local people of planning applications together with contact details and frequency of publication. If more than one please advise which parts of the district are covered by each publication.</p> <p>Details: Kentish Express</p>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
28	<p>Please supply a URL link to (or copy of) the councils most recent Objectively Assessed Need (Housing) report/evidence together with information as to how this document has been tested or agreed (including where it may have involved neighbouring council areas). Please also supply information in relation to the most recent assessment of Housing Supply in the council area including the date this was undertaken.</p> <p>Details: This is considered irrelevant to the Crown development application that has been made to PINS. PINS are requested to explain the need for such information and if it is really needed then it will be supplied.</p>	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>

29	Please supply information in relation to the most recent assessment of Housing Supply in the council area including the date this was undertaken.  Details:  As per Q28 above, this is not applicable.	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
30	Please give details of the arrangements at your council for the handling of Section 106 agreements. Details:  The key contact is Mr Terry Mortimer, Solicitor to the Council & Monitoring Officer, Ashford Borough Council  <div style="background-color: black; width: 300px; height: 30px;"></div>	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
31	<b>For the Mayor of London cases only</b>		
	Not applicable. Is it necessary to notify the Mayor of London about the application?	YES <input type="checkbox"/>	NO <input type="checkbox"/>

Your reference: [The Crown development application has been given LPA reference OTH/2025/1437](#)

I confirm that a copy of this questionnaire and any attachments have been sent to the Planning Inspectorate and a copy provided to the applicant.

Name: [Strategic Development & Delivery Manager and \(Acting\) Planning Applications Manager](#)

On behalf of (LPA): [Ashford Borough Council](#)

Date submitted to the Planning Inspectorate: [01/08/2025](#)

Please keep us informed of any changes to the information you have given on this form.

**Please be aware that further information needs to be submitted to the Planning Inspectorate in due course, namely:**

		N/A	No of docs
1	A copy of the site notice and/or letter with which you notified people about the application (Articles 17 and 18 The Town and Country Planning (Crown Development Applications) (Procedure and Written Representations) Order 2025)  (Please include any local residents groups that you are aware of that may be affected by this proposal in the notifications you undertake)  Required within 5 days of the receipt of notice under article 13	<input type="checkbox"/>	_____



2	<p>Where a site notice is displayed on or near the application site (as required by Article 17 The Town and Country Planning (Crown Development Applications) (Procedure and Written Representations) Order 2025 the date the site notice was displayed and the deadline you gave for providing comments to us.</p> <p>Date notice displayed: 01/08/2025</p> <p>Deadline given for representations to be made: 12/09/2025</p>	<input type="checkbox"/>	<p>_____</p>
3	<p>A comprehensive list of conditions which you consider should be imposed if planning permission is granted. This should reach us by the end of the consultation period and it may if you wish accompany the LPAs own representations on this application.</p> <p>Not applicable at this time</p>	<input type="checkbox"/>	<p>_____</p>

Please note - Where representations in relation to a relevant application are received by the local planning authority you must, as soon as reasonably practicable, forward the representations to the Planning Inspectorate.

Noted

Any representations received after the submission of this questionnaire must also be forwarded in accordance with Article 25 of The Town and Country Planning (Crown Development Applications) (Procedure and Written Representations) Order 2025.

Noted