

From: Roland Mills [REDACTED]
Sent: 01 September 2025 14:51
To: Crown Applications <crownapplications@planninginspectorate.gov.uk>
Cc: Planning Appeals <planning.appeals@ashford.gov.uk>
Subject: DRAFT - CROWN/2025/0000002: Crown development application - Sevington Inland Border Facility
Importance: High

[REDACTED]

Dear Crown Development Team

Thank you for your e-mail 18/08/25 that has been passed to me by colleagues for attention. Please accept my apologies for the delay in responding to you.

Taking your queries in the same order as raised;-

1. **Public Rights of Way Plan** – the GIS layers that were available to generate the initial version of the Plan do not accurately depict the Public Rights of Way ('PRoW') situation as it now exists. Please therefore see the attached Public Rights of Way Version 2 which is based on the KCC Public Rights of Way maps together with my annotation and notes and a Google image. KCC is the local highway authority and that therefore includes PRoW.
2. **Chilmington Green Area Action Plan (AAP)** – Chilmington Green is located on the south-western side of Ashford. The AAP has no practical relevance to the determination of the CDA before the Inspectorate. However, the AAP forms part of the adopted Development Plan and so it was referenced by the Council on that basis.
3. **Proposals Map / Policy Map** – the Proposals Map can be accessed via the following page <https://www.ashford.gov.uk/planning-and-development/our-planning-policies/current-local-plans/ashford-local-plan-2030/>

The on screen zoom function is located towards the bottom left. The aerial photography box in the layers shown on the left hand side of the map, if ticked, will help place the Sevington site as it has been developed in context.

In respect of the request, please see the attached CDA Sevington document which shows Site Policies 16, 17, 18, 21 covering land near to the existing Sevington site. The text of each site specific policy is included in this document with brief comments provided below on each Policy;-

S16 (Waterbrook) (pages 95-98) – this site is partly developed following grant of a hybrid permission and with applications pending determination in relation to the southern residential component of the site.

S17 (Land at Willesborough Lees) (pages 99-102) – this site has been developed for homes.

S18 (William Harvey Hospital) (pages 103-104) – an existing main hospital

and a policy covering issues that potential applications that might come forward in relation to improvements, expansion, reconfiguration and consolidation of medical facilities would be expected to be addressed.

S21 (Orbital Park) (pages 113-115) – an existing business park with some further plot development potential and a policy setting out key considerations that development coming forward would need to address.

In making its representation, the Council may reference other development plan subject/issue policies as appropriate if they are considered applicable to the development subject of the application.

My assumption, at this consultation stage, is that PINs are not seeking explanation in advance in respect of each development plan subject/issue policies that might have relevance to determination of the CDA because they relate to any of the spatial layers that are shown on the Proposals Map but, if that assumption is incorrect, clarification would be welcomed from PINs.

4. **Minerals Safeguarding Area** – the Kent Minerals and Waste Local Plan 2024-39 (2025)

https://www.kent.gov.uk/_data/assets/pdf_file/0019/205507/Kent-minerals-and-waste-local-plan-2024-to-2039.pdf

& the Kent Minerals Sites Plan (2020)

https://www.kent.gov.uk/_data/assets/pdf_file/0020/205508/Kent-Mineral-Sites-Plan.pdf

form part of the Development Plan for the purposes of determining applications in the Borough of Ashford.

The Sevington site is located in a minerals safeguarding area, designated limestone Hythe formation Kentish ragstone. The designation almost entirely covers the site apart from a small area as the lack of hatching in the image below (left) illustrates compared with the red & blue plan forming the CDA below (right) – for reference Boyes Fram is located on Blind Lane close to 'blue' land.



The relevant Development Management Policy in the Kent Minerals and Waste Local Plan 2024-39 (Adopted March 2025) is Policy DM7 'Safeguarding Minerals Resources'..

In respect of copies of the waste and mineral plans, the weblinks included above can be used for the Inspectorate to download both.

In respect of the Ashford Borough Local Plan 2030, this can be downloaded here <https://www.ashford.gov.uk/media/jw3nbvq1/adopted-ashford-local-plan-2030.pdf>

and the related Proposals map here <https://abc.dynamicmaps.co.uk/mapthatpublic/login.html?user=public&role=public&project=LocalPlan2030>

The Council is unable to supply hard copies of any of the above-mentioned Plans to the Inspectorate.

The Council's contacts at KCC for issues concerning Minerals include [REDACTED] and [REDACTED] should PINS need any more detailed assistance.

Regards

Roland Mills

Strategic Development & Delivery Manager
& (acting) Planning Applications Manager
Planning & Development Service



Visit our planning page at:
<http://www.ashford.gov.uk/planning-and-building-control>

From: Crown Applications <crownapplications@planninginspectorate.gov.uk>
Sent: 18 August 2025 15:00
To: Planning Appeals <planning.appeals@ashford.gov.uk>
Cc: Crown Applications <crownapplications@planninginspectorate.gov.uk>
Subject: CROWN/2025/0000002: Crown development application - Sevington Inland Border Facility
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Good afternoon

Please can you advise on the following queries –

Public Right of Way Plan

[01LFF32MNXESYBMUUJQ5DYT6GFLT6KC7LJ](#)

The Public Right of Way Mapping diagram does not list or number the public rights of way in or near to the application site. Please could the Council provide an updated document with the PROW numbers on them please?

Chilmington Green Area Action Plan, adopted July 2013

The Council have submitted a copy of the 168 page Chilmington Green Area Action Plan, adopted July 2013. It is unclear as to the relevance of this document, which does not appear to relate to the Sevington area. Please could the Council provide clarity as to the relevance of this document please?

[01LFF32MJFCBWVO3P6KBBI465QAEODTJP](#)

Proposals Map/Policy Map

Could the Council provide a copy of the relevant part of the Planning Policies Map (covering at least the Sevington site and those adjacent to it). This should include a key or legend detailing what any spatial policies that may apply are shown as.

Minerals Safeguarding Area

Whilst noting that Site B: Sevington Rail Depot contains minerals safeguarding land (as shown on page 173 of 211) of the Kent Minerals and Waste Local Plan 2024-39, adopted March 2025 (KMWP), it would be helpful if the Council could clarify whether or not the application site is subject to any specific Minerals Safeguarding Area policies, allocations or similar. Furthermore, it appears as though the KMWP forms a part of the adopted development plan for the area; therefore would it be possible for the Ashford Borough Council to provide a copy?

Kind regards

Crown Development Case Team

Planning & Environmental Applications Service