

Stonestreet Green Solar

Environmental Statement

Volume 4: Appendices

Chapter 6: EIA Methodology

Appendix 6.1: List of Cumulative Schemes

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Version 1

June 2024

APFP Regulation 5(2)(a)

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009



Table A6.1: Stage 2 - Focused List of Cumulative Schemes taken forward for review within technical chapters (i.e., **ES Volume 2, Chapters 7 to 15 (Doc. Ref. 5.2)**) as shown within **ES Volume 3, Figures 6.1 to 6.3 (Doc. Ref. 5.3)**.

ID No.	Project	Planning Reference	Local Planning Authority	Address	Description of Project	Direction and Distance from Site	Planning Status	Construction Status (Expected Programme)
1	Agricultural Barn, Bank Road, Mersham, Kent	21/02049/AS	Ashford	Agricultural Barn, Bank Road, Mersham, Kent	Change of use and conversion of an existing poultry shed to provide 75 self-storage units (use class B8).	0km S	Approved March 2022	Unknown - Assumed under construction at the same time as the Project and completed and operational ahead of the Project becoming operational. Not possible to tell if construction has started using 2024 Satellite Imagery as the project involves the conversion of a barn.
2	Goldwell Farm, Goldwell Lane, Aldington, TN25 7DX	PA/2022/2607	Ashford	Goldwell Farm, Goldwell Lane, Aldington, TN25 7DX	Demolition of existing hay storage barn and erection of proposed dwelling (alternative to previously approved scheme 21/00253/AS).	0km SE	Under Consultation	Unknown - Assumed under construction at the same time as the Project and completed and operational ahead of the Project becoming operational.
3	Pivot Power Battery Storage	PA/2022/2544	Ashford	Field to West of National Grid Converter Station, Church Lane, Aldington, Kent, TN25 6AF	The laying out of a battery storage facility, intermediate substation, cabling, fencing, access tracks and associated drainage infrastructure on field to west of National Grid Sellindge Converter Substation.	0.2km N	Full Planning Application (Approved with Conditions 04/08/2023)	Programme dates unknown, will take approximately 4 to 6 months to construction once construction commences – Assumed under construction at the same time as the Project and completed and operational ahead of the Project becoming operational. Construction has not started according to 2024 Satellite Imagery.
4	Walsh Power Condenser Project	PA/2022/2950	Ashford	Land to the west of Sellindge Substation, Sellindge, Ashford, Kent TN25 6AF	Erection of a synchronous condenser plant with ancillary infrastructure, access, landscaping and other incidental works.	0.25km NW	Full Planning Application (Approved 16/08/2023)	2023-2025.
5	Land Adjacent The Surgery Main Road Sellindge Kent	Y14/0873/SH	Folkestone & Hythe	Land Adjacent The Surgery, Main Road, Sellindge, Kent	Hybrid application for the redevelopment of land between the A20 and M20 at Sellindge. Application for outline permission (with all matters reserved except access) comprising of 200 dwellings, local mixed use centre containing parish offices (sui generis up to 100m ²), and associated storage (sui generis up to 100m ² , 40m ² as closed storage and 60m ² as secure outdoor storage) commercial floorspace (A1/A3/A5 uses up to 200m ²) together with access from the A20, associated roads, parking, earthworks, open space including attenuation features and landscaping. Full application comprising 50 dwellings, village green and play equipment, access from the A20, associated roads, community car parking,	1.51km NE	Hybrid Planning Application (Approved 22/01/2016)	Google Street View imagery from 2023 shows the development is mostly complete, with units appearing to be occupied.

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					earthworks, open space including attenuation features and landscaping.			
6	Glendale House, Coopers Lane, Aldington Frith, Aldington, Ashford, TN25 7HH	21/01374/AS	Ashford	Glendale House, Coopers Lane, Aldington Frith, Aldington, Ashford, TN25 7HH	Demolition of existing units and hardstanding and erection of 3no. detached dwellings with associated access, parking, landscaping and infrastructure.	0.6km SW	Full Planning Application (Approved 15/08/2022)	Unknown - Assumed under construction at the same time as the Project and completed ahead of the Project becoming operational. Demolition/ construction does not appear to have commenced based on Satellite Imagery from 2024.
7	Land north of 1 Church View, Aldington, Kent	19/00895/AS	Ashford	Land north of 1, Church View, Aldington, Kent	Residential development consisting of six dwellings with associated accesses, garaging and parking areas, with land to provide open space and agricultural field access. Ecological receptor site and wetland.	0km S	Full Planning Application (Under Consultation)	Unknown – Assumed under construction at the same time as the Project and completed ahead of the Project becoming operational.
8	Land south west of Goldwell Court, Goldwell Lane	20/00652/AS	Ashford	Land south west of Goldwell Court, Goldwell Lane, Aldington, Kent	Erection of 11 dwelling houses comprising a terrace of two-bed cottages, two pairs of three-bed houses and three detached four-bed houses together with access, parking, surface water attenuation pond and associated landscaping (including provision of open space) and agricultural field access.	0km E	Full Planning Application (Delegated Decision pending)	Unknown - Assumed under construction at the same time as the Project and completed ahead of the Project becoming operational.
9	East Stour Solar Farm	22/00668/AS	Ashford	Land south of M20, Church Lane, Aldington, Kent	Installation of a solar farm with a generating capacity of up to 49.9MW comprising: ground mounted solar panels; access tracks; inverter/transformers; substation; storage, spare parts and welfare cabins; underground cables and conduits; perimeter fence; CCTV equipment; temporary construction compounds; and associated infrastructure and planting scheme.	0km E	Full Planning Application (Refused 29/4/2024)	The planning application was refused by ABC in April although it is assumed that the applicant may appeal the decision. This scheme is therefore still considered as a cumulative scheme as a worst-case assessment. As a worst case it is assumed that the scheme could be under construction and completed and operational at a similar time to the Project.
10	Otterpool Park Development	Y19/0257/FH	Folkestone & Hythe	Otterpool Park Development Ashford Road Sellindge Kent	Outline application, with all matters reserved, for a comprehensive residential led mixed use development comprising: Up to 8,500 residential homes including market and affordable homes; age restricted homes, assisted living homes, extra care facilities, care homes, sheltered housing and care villages; demolition of identified existing buildings; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; new	0.92km E	Planning Application Updated November 2022. Outline Permission Granted 04/04/2023	2023 – 2042. Early work was expected in winter 2023, no evidence of construction based on 2024 Satellite Imagery.

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					planting and landscaping, and ecological enhancement works; sustainable urban drainage systems; utility and energy facilities and infrastructure; waste and waste water infrastructure and management facilities; vehicular bridge links; undercroft, surface and multi-storey car parking; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; lighting; engineering works, infrastructure and associated facilities; together with interim works or temporary structures required by the development and other associated works including temporary meanwhile uses.			
11	Bower Farm, Bower Road, Mersham, Ashford, Kent, TN25 6NW	18/00976/AS	Ashford	Bower Farm, Bower Road, Mersham, Ashford, Kent, TN25 6NW	Demolition of redundant agricultural buildings and erection of five dwellings together with all associated infrastructure.	1.2km NW	Full Planning Application (Approved 18/01/2019)	Satellite Imagery from 2024 shows the development under construction. Assumed under construction at the same time as the Project and completed and operational ahead of the Project becoming operational.
12	Land north of Fairlawn, Blind Lane, Mersham, Kent	18/01016/AS	Ashford	Land north of Fairlawn, Blind Lane, Mersham, Kent	Formation of new access, erection of four two-storey houses and three bungalows, extension of Mountbatten Hall and car park.	1.3km NW	Full Planning Application (Approved 14/01/2020)	Unknown – Assumed under construction at the same time as the Project and completed ahead of the Project becoming operational. No indication of construction based on 2024 Satellite Imagery.
13	Land Adjoining The Mount Barrow Hill Sellindge Kent	21/0265/FH	Folkestone & Hythe	Land Adjoining The Mount, Barrow Hill, Sellindge, Kent	Reserved matters application seeking approval of (i) appearance (ii) landscaping (iii) layout and (iv) scale further to outline planning permission Y18/1035/FH, for the erection of ten dwellings and details pursuant to conditions 1, 9, 10, 17, and 20.	2.46km E	Reserved Matters Approval (Under Consultation)	Unknown - Assumed under construction at the same time as the Project and completed and operational ahead of the Project becoming operational.
		Y18/1035/FH			Outline application for the erection of up to 11 dwellings with the formation of a new access with all other matters (appearance, landscaping, layout and scale) reserved for future consideration.		Outline Planning Permission (Approved 05/12/2019)	
14	Land Rear Rhodes, House,	Y16/1122/SH	Folkestone & Hythe	Land Rear Rhodes House,	Outline planning application for a neighbourhood extension for the creation of up to 162 houses including affordable, self-build	1.5km E	Outline Planning Application	Street view imagery from 2023 suggests that construction has started.

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	Main Road, Sellindge, Kent			Main Road, Sellindge, Kent	and retirement housing, up to 929 square metres Class B1 Business floorspace, allotments, recreational ground and multi-use games area, nature reserve, and associated access, parking, amenity space and landscaping.		(Approved 15/01/2019)	A number of pre-commencement conditions have been discharged, most recently 22/0742/FH/CON in February 2023.
	Land Rear Rhodes, House, Main Road, Sellindge, Kent	22/0053/FH	Folkestone & Hythe	Land Rear Rhodes House, Main Road, Sellindge, Kent	Phase 2 reserved matters of scale, appearance, layout and landscaping comprising 108 dwelling houses and commercial units to outline planning permission Y16/1122/FH.	1.5km E	Under Consultation	Unknown - Assumed under construction at the same time as the Project and completed and operational ahead of the Project becoming operational.
15	Land between Peelers and Oakleigh, Church Road, Smeeth, Kent	18/01801/AS	Ashford	Land between Peelers and Oakleigh, Church Road, Smeeth, Kent	Outline application for residential development for the erection of up to 35 units, to include access from Church Road only, with all other matters reserved.	1.7km N	Outline Planning Application (Under Consultation)	Unknown - Assumed under construction at the same time as the Project and completed and operational ahead of the Project becoming operational.
16	Land south of Park Farm East, Hamstreet Bypass, Kingsnorth, Kent	18/00652/AS	Ashford	Land south of Park Farm East, Hamstreet Bypass, Kingsnorth, Kent	Full planning application for 353 dwellings, new accesses from Finn Farm Road, Cheeseman's Green Lane and Brockman's Lane and creation of a T junction between Finn Farm Road and Rutledge Avenue. Creation of a new access serving 1, 3, 5, 7 and 9 Finn Farm Road. On site highway works together with associated parking, infrastructure, drainage, open space, landscaping and earthworks.	2.4km NW	Full Planning Application (Approved 26/09/2019)	Satellite Imagery from 2024 shows the development under construction with the majority of units complete.
17	Land east of Ham Street By-Pass and south west of, Brockmans Lane, Kingsnorth	19/01701/AS	Ashford	Land east of Ham Street By-Pass and south west of, Brockmans Lane, Kingsnorth	Outline planning application for residential development of up to 100 dwellings with all matters reserved except for the main access point off Brockmans Lane into the site.	2.4km NW	Outline Planning Application (Pending Consideration)	Unknown - Assumed under construction at the same time as the Project and completed and operational ahead of the Project becoming operational.
18	Land south of Captains Wood, Land at Cheesemans Green, Cheesemans Green Lane, Kingsnorth, Kent	16/00125/AS	Ashford	Land south of Captains Wood, Land at Cheesemans Green, Cheesemans Green Lane, Kingsnorth, Kent	(Land South of Captain's Wood phase) Construction of 326 new dwellings with associated access, parking, landscaped areas including a neighbourhood play area, internal roads for the development, details of distributor roads E and F, Waterbrook Link Road, a district play area north of Captain's Wood and surface water drainage measures.	2.5km NW	Reserved Matters Approval (Approved 25/07/2019)	Satellite Imagery from 2024 shows the site under construction with some dwellings complete.
19	Finberry North West	N/A	Ashford	Finberry North West	Mixed – 300 units, 8,500sqm B1-B8 as continuation of existing Finberry site from LP2000.	2.6km NW	Allocation in Adopted Local Plan	Unknown – Assumed under construction at the same time as the Project and

ID No.	Project	Planning Reference	Local Planning Authority	Address	Description of Project	Direction and Distance from Site	Planning Status	Construction Status (Expected Programme)
								completed and operational ahead of the Project becoming operational.
20	Waterbrook Park, Waterbrook Avenue, Sevington, Kent	18/00098/AS	Ashford	Waterbrook Park, Waterbrook Avenue, Sevington, Kent	Hybrid planning application for mixed-use development comprising (1) Application for full planning permission for the construction and operation of a 600-space truck stop; a 2,162 sqm GIA service building providing 1,734 sqm GIA of ancillary truck stop service facilities and 878 sqm GIA of B1 offices; buildings providing 6,308 sqm GIA B1 (b and c only), B2 and B8 floorspace for small and medium enterprises; associated access, parking and landscaping, including highway infrastructure works to Waterbrook Avenue and (2) Application for outline planning permission (with all matters reserved) for 8.9ha of employment uses comprising uses falling within use classes B1, B2 and B8, a class A1 superstore of up to 2,323 sqm, drive-through restaurants (use classes A3/A5), a petrol filling station and ancillary convenience store, and car showrooms (sui generis); and up to 400 residential dwellings, with class A1, A3 and A5 neighbourhood retail uses, associated drainage, parking, landscaping and infrastructure.	2.8km NW	Hybrid Planning Application (Approved 18/07/2018)	Part constructed and expected to be fully operational by 2028.
21	Land south-west of junction of, Bullfinch Avenue, Finberry, Sevington, Ashford	19/01232/AS	Ashford	Land south-west of junction of, Bullfinch Avenue, Finberry, Sevington, Ashford	Outline application for a mixed-use local centre scheme comprising 63 residential dwellings, up to four retail units (comprising a convenience food store (A1) and up to three A1/A2/A3/A5 units) and a public house (A4), with associated parking. All matters reserved except for site access.	2.8km NW	Outline Planning Application (Approved with conditions 21/2/2024)	Unknown – Assumed under construction at the same time as the Project and completed and operational ahead of the Project becoming operational.
22	Land at Cheesemans Green, Cheesemans Green Lane, Kingsnorth, Kent	02/00277/AS (as amended by 11/00473/AS)	Ashford	Land at Cheesemans Green, Cheesemans Green Lane, Kingsnorth, Kent	Outline planning application for 1100 houses and 70,000 square metres of business floorspace together with mixed use community facilities, access roads, footpaths, cycle routes, landscaping & public open space.	2km NW	Outline Planning Application (Approved 22/02/2012)	Part constructed.
23	Unit 1, Hall Avenue, Orbital Park, Sevington, Ashford, TN24 0AA	18/01791/AS	Ashford	Unit 1, Hall Avenue, Orbital Park, Sevington, Ashford, TN24 0AA	Industrial development comprising a mix of B8 (storage), B2 and B1(c) (industrial) uses, landscaping, access, electricity sub-station and associated works.	3.4km NW	Full Planning Application (Approved 02/04/2019)	Appears to be in construction based on 2024 Satellite Imagery.

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24	Site M South Section Orbital Park, Monument Way, Sevington	20/01594/AS	Ashford	Site M South Section Orbital Park, Monument Way, Sevington	Erection of a building for Class E (industrial), B2 general industrial and B8 storage including landscaping, two access points, car parking and associated works.	3.4km NW	Full Planning Application (Approved 10/06/2021)	Appears to be complete based on 2024 Satellite Imagery.
25	Land at Pound Lane, Magpie Hall Road, Bond Lane and, Ashford Road, Kingsnorth, Kent	15/00856/AS Appeal Ref: APP/E2205/W/23/3320146	Ashford	Land at Pound Lane, Magpie Hall Road, Bond Lane and, Ashford Road, Kingsnorth, Kent	Outline application for a development comprising of up to 550 dwellings in a mix of size, type and tenure. Provision of local recycling facilities. Provision of areas of formal and informal open space. Installation of utilities, infrastructure to serve the development including flood attenuation, surface water attenuation, water supply, waste water facilities, gas supply, electricity supply (including sub-station, telecommunications infrastructure and renewable energy). Transport infrastructure including highway improvements in the vicinity of Ashford Road/Magpie Hall Road/Steeds Lane, Pound Lane and Bond Lane, plus an internal network of roads and junctions, footpaths and cycle routes. New planting and landscaping both within the proposed development and on its boundaries as well as ecological enhancement works. Associated groundworks. **SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT**	3.7km NW	Granted at Appeal (06/11/2023))	2027 - 2028.
26	Land between Hinxhill Road and, Hythe Road, Willesborough, Kent	16/01722/AS	Ashford	Land between Hinxhill Road and, Hythe Road, Willesborough, Kent	Full planning application for a new link road to the rear of the William Harvey Hospital from the A20 and 192 dwellings together with associated open space, play equipment, landscaping, drainage, infrastructure and earthworks.	3.5km NW	Full Planning Application (Approved 20/09/2017)	Satellite Imagery from 2024 shows the development mostly complete, with some units under construction.
27	Highmead House, Hythe Road, Willesborough, Ashford, Kent, TN24 0NE	19/00702/AS	Ashford	Highmead House, Hythe Road, Willesborough, Ashford, Kent, TN24 0NE	Reserved matters application for the construction of 28 dwellings, including details of layout, appearance, scale, landscaping and access within the site pursuant to outline approval 15/01550/AS.	3.7km NW	Approved 12/11/2019	Satellite Imagery from 2024 shows the units are complete.
28	Newtown Works Phase 2	19/01476/AS	Ashford	Newtown Railway Works, Newtown Road, Ashford, Kent, TN24 0PN	Detailed application for a mixed-use development comprising; film/ TV Studios with associated post-production offices and workshop and media village (18,845 sqm) (Use Class B1); a hotel (Use Class C1) including ancillary space and circa 62 serviced	4.7km NW	Full Planning Application (Approved 01/09/2020)	2021/22 - 2027/28. Satellite Imagery from 2024 shows the development is under construction.

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					apartments (Use Class C3) (max. 112m AOD); a multi-storey carpark (max. 62m AOD); change of use, internal and external alterations to the listed Locomotive Shed buildings, including increasing the height by an additional two-storeys (max. 62m AOD), to provide flexible commercial floorspace (7,185 sqm) for use in connection with the film/TV studios (Use Class B1/ D1) including 265 sqm café (Use Class A3) and circa 302 residential units (Use Class C3) and internal parking spaces; change of use, internal and external alterations to listed Engine Shed building, including increasing the height by an additional two storeys (max.53m AOD), to provide (2,605 sqm) flexible commercial space (Use Class B1/ D2/A3) and; change of use, internal and external alterations of the Paint Shop building, Acetylene Store and Clock Tower listed buildings to provide ancillary uses to the film/TV studios (Use Class B1); plus associated infrastructure including open space, landscape and public realm provision, external parking, servicing, pedestrian and vehicular access and associated engineering, utilities and infrastructure works. INCLUDES AMENDED DESCRIPTION			
29	Land north east of Conningbrook Avenue and Conningbrook Lakes, Blackwall Road, Wye, Kent	22/00051/AS	Ashford	Land north east of Conningbrook Avenue and Conningbrook Lakes, Blackwall Road, Wye, Kent	Full planning application for change of use of agricultural land to create an engineered wetland including associated engineering works and access. This application is for Environmental Impact Assessment development and is accompanied by an Environmental Statement.	5.1km NW	Full Planning Application (Approved 22/07/2022)	All pre-commencement conditions have been discharged. Satellite imagery from 2024 shows the land under construction.
30	Land at Court Lodge, Pound Lane, Kingsnorth	18/01822/AS	Ashford	Land at Court Lodge, Pound Lane, Kingsnorth	Construction of up to 1,000 new homes (C3), local centre comprising retail uses (up to 450 sqm A1-A5) flexible office space (up to 350 sqm B1) and community facilities including a primary school (2.4ha), a combined community hall and site management suite (up to 650 sqm D1). New means of vehicular accesses onto Pound Lane, Long Length, Magpie Hall Road, new pedestrian and cycle routes laying out of green infrastructure, including allotment gardens and areas of ecological habitats.	5.2km NW	Outline Planning Application (Under Consultation)	Unknown – Assumed under construction at the same time as the Project and completed and operational ahead of the Project becoming operational.

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					Drainage infrastructure, earthworks and ancillary infrastructure.			
31	Conningbrook, Willesborough Road, Kennington, Kent	12/01245/AS	Ashford	Conningbrook, Willesborough Road, Kennington, Kent	Creation of a country park for recreational and water-sports purposes with a range of associated facilities including an activity centre, a public house/restaurant, change of use of Manor to offices, car parks and other ancillary works and structures including works to the Julie Rose Stadium; construction of 300 dwelling residential development with associated infrastructure and landscaping; and provision of an aggregates storage and distribution facility.	6.1km NE	Full Planning Application (Approved 24/10/2014)	Satellite imagery from 2024 shows construction underway with a number of units complete.
32	Land between railway line and, Willesborough Road, Kennington, Kent	19/00025/AS	Ashford	Land between railway line and, Willesborough Road, Kennington, Kent	Residential - 700 units, plus primary school, on 40ha site. Hybrid planning application seeking: (i) Outline planning permission (all matters reserved except for points of access) for up to 437 dwellings; formal and informal open space incorporating SuDS; and associated services, infrastructure and groundworks; and (ii) full planning permission for the erection of 288 dwellings; the creation of serviced plot of land to facilitate the delivery by Kent County Council of a two-form entry primary school with associated outdoor space and vehicle parking; a new Bowls Centre including a clubhouse of 292 sq. m, ancillary buildings and a bowling green; a local centre to provide 280 sq. m of A1 (retail), 180 sq. m of A1 (retail food store), 100 sqm A3 (café), 75 sq. m A5 (takeaway), 190 sq. m D2 (gym/fitness studio space), open space incorporating SuDS; vehicle parking; and associated services, structural landscaping, infrastructure and groundworks.	6.6km NW	Hybrid Planning Application (Approved 21/05/2020))	2020/21 - 2028/29. Satellite imagery from 2024 indicates that construction has not started.
	Land NE of Willesborough Road, Kennington	OTH/2022/2049		Land NE of Willesborough Road, Kennington			Non-Material Amendment (OTH/2022/2049) (Approved 31/10/2022)	
33	Pent Farm Solar	23/0580/FH	Folkestone & Hythe	Pent Farm, Pilgrims Way, Folkestone, CT21 4EY	Photovoltaic solar array, ancillary infrastructure, and landscaping.	6.9km E	Full Planning Application (Refused 22/03/2024)	The planning application was refused by Folkestone & Hythe District Council in March 2024 although it is assumed that the applicant may appeal the decision. This scheme is therefore still considered as a cumulative scheme as a worst-case assessment. As a worst case it is assumed that the scheme could be under construction and completed and operational at a similar time to the Project.

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34	Nickolls Quarry Dymchurch Road Hythe Kent CT21 4NE	Y19/1492/FH	Folkestone & Hythe	Nickolls Quarry Dymchurch Road Hythe Kent CT21 4NE	Outline planning application for a mixed-use development comprising residential development (650 no. dwellings), employment development (B1 use up to 15,000 sqm. Or sui generis/C2 uses up to 18,000 sqm, local centre (up to 1,150 sqm. A1, A2, A3 & A4 uses), community/sports and leisure uses (up to 3,650 sqm. D1 and D2 uses), 14.02 ha open space and site restoration including raising land levels.	7.2km SE	Outline Planning Application (Approved 30/10/2023)	Unknown – Assumed under construction at the same time as the Project and completed ahead of the Project becoming operational.
35	Land at Chilmington Green, Ashford Road, Great Chart, Kent	12/00400/AS	Ashford	Land at Chilmington Green, Ashford Road, Great Chart, Kent	Outline application for a Comprehensive Mixed Use Development comprising: up to 5,750 residential units, in a mix of sizes, types and tenures; up to 10,000 m ² (gross external floor space) of Class B1 use; up to 9,000 m ² (gross external floorspace) of Class A1 to A5 uses; Education (including a secondary school of up to 8 ha and up to four primary schools of up to 2.1 ha each); Community Uses (class D1) up to 7,000 m ² (gross external floorspace); Leisure Uses (class D2) up to 6,000 m ² (gross external floorspace); Provision of local recycling facilities; Provision of areas of formal and informal open space; Installation of appropriate utilities infrastructure as required to serve the development, including flood attenuation works, SUDS, water supply and wastewater infrastructure, gas supply, electricity supply (including substations), telecommunications infrastructure and renewable energy infrastructure (including CHP in the District Centre); Transport infrastructure, including provision of three accesses on to the A28, an access on to Coulter Road I Cuckoo Lane, other connections on to the local road network, and a network of internal roads, footpaths and cycle routes; New planting and landscaping, both within the Proposed Development and on its boundaries, and ecological enhancement works; and Associated groundworks where appearance, landscaping, layout and scale are reserved for future approval and where access is reserved for future approval with the exception of the three accesses on to the A28 and the access on to Coulter Road I Cuckoo Lane.	7.4km SW	Outline Planning Application (Approved 15/10/2014)	Under construction - programme unknown.

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36	Land at Eureka Business Park, Trinity Road, Boughton Aluph, Kent	21/02146/AS	Ashford	Land at Eureka Business Park, Trinity Road, Boughton Aluph, Kent	Outline planning application to consider access for the development of up to 375 dwellings, up to 34,869m ² commercial floorspace (comprising 31,269m ² of class E(g)(i) and E(g)(ii) and 3,600m ² of flexible Class E floorspace), open space, and associated infrastructure with all other matters reserved for future consideration. Note this is an EIA application accompanied by an ES.	8.5km NW	Outline Planning Application (Under Consultation)	Assumed under construction at the same time as the Project and being complete ahead of the Project being operational.