

Stonestreet Green Solar
Environmental Statement
Volume 4: Appendices
Chapter 6: EIA Methodology
Appendix 6.2: Cumulative Schemes Correspondence

PINS Ref: EN010135

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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



From:

To:

Cc:

Subject:

Date: 05 December 2023 14:40:22

Attachments: [231205_Cumulative Note.docx](#)
[image796018.png](#)

Dear all,

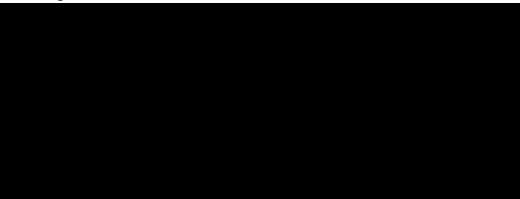
As you will have noted, Chapter 2 of the PEIR Addendum (June 2023) included the proposed approach to the cumulative assessment, including the list of cumulative schemes that would be included in the Environmental Statement. The attached note provides further details on the cumulative effects assessment approach, including some updates to that list, and the status of each scheme identified in the long list.

This note focusses on the methodology used in assessing inter-project effects, i.e., the cumulation of effects with other existing and/or approved projects ('cumulative effects').

I would be grateful if you can confirm if you are content with this approach, and if you have any updates or suggestions to the list.

If you have any comments or suggestions, please send these through by Friday 5th January.

Many thanks,



Senior Director

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Informative Note for the Local Planning Authorities Inter-Project Cumulative Assessment

Introduction

- 1.1 The purpose of this note is to provide Ashford Borough Council ('ABC') and Kent County Council ('KCC') with an overview of the Stonestreet Green Solar development (the 'Project') cumulative effects assessment approach. This note focusses on the methodology used in assessing inter-project effects, i.e., the cumulation of effects with other existing and/or approved projects ('cumulative effects').

Cumulative Effects Assessment Methodology

- 2.1 The Project falls under the Planning Act 2008¹ ('PA 2008') and is classified as a Nationally Significant Infrastructure Project ('NSIP') that requires a Development Consent Order ('DCO'). The application for the DCO will be submitted to the Planning Inspectorate ('PINS'), with the decision on whether to grant a DCO being made by the Secretary of State ('SoS') for Energy Security and Net Zero ('ESNZ') pursuant to the PA 2008.
- 2.2 The Project is 'EIA development' as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017² ('EIA Regulations'). An environmental impact assessment ('EIA') is being undertaken for the Project in accordance with the EIA Regulations. Schedule 4 of the EIA Regulations requires that an environmental statement ('ES') includes:

"5. A description of the likely significant effects of the development on the environment resulting from, inter alia—

[...]

- (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;"*

The description of the likely significant effects on the factors specified in regulation 5(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development".

- 2.3 The approach adopted in this note follows the Planning Inspectorate's *Advice Note Seventeen Cumulative effects assessment relevant to national significant infrastructure projects*³ ('Advice

¹ His Majesty's Stationary Office (HMSO), (2008). Planning Act 2008. Accessed: October 2023.

² HMSO, (2017). The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. Accessed October 2023.

³ Planning inspectorate (August 2019). Advice Note Seventeen: Cumulative effects assessment relevant to national significant infrastructure projects. Version 2. Accessed October 2023.

Note 17'). Advice Note 17 identifies a four-stage approach to identifying which reasonably foreseeable developments in the vicinity of the site should be subject to assessment. The four-stage approach is as follows:

- Stage 1 – Establishing the long list of 'other existing development and/or approved development'.
- Stage 2 – Establishing a shortlist of 'other existing development and/or approved development'.
- Stage 3 – Information gathering.
- Stage 4 – Assessment.

Stage 1: Establishing the long list of 'other existing development and/or approved development'

2.4 A review of other existing development and / or approved development and relevant Local Plan designations was undertaken which encompassed a Zone of Influence ('ZOI') of 10km from the boundary of the Order Limits. This radius incorporates the maximum study areas of the technical assessments (8km for Landscape and Visual effects and 10km for Biodiversity⁴) with additional allowances for other developments with this radius in case their ZOI includes receptors affected by the Project (e.g., an additional 7km allowance for Landscape and Visual effects and 5km for Biodiversity effects).

2.5 An initial planning search was undertaken of the ABC and Folkestone and Hythe District Council ('FHDC') and Kent County Council ('KCC') online planning portals and the National Infrastructure Planning portal to establish the 'Initial Long List' of other existing development and/or approved development to be considered. The 'Initial Long List' includes all other existing development and/or approved development and relevant Local Plan designations that fall within the 10km ZOI.

2.6 A screening criteria was developed by Quod, derived from guidance in Advice Note 17, to identify a 'Focussed Long List' from the Initial Long List. This process sought to identify which other existing development and/or approved development or site allocations in the vicinity of the Order Limits have the potential for cumulative effects and included these in the Focused Long List. These schemes would then be subject to more detailed review and taken forward to Stage 2. The screening criteria are outlined below:

- A. Submitted applications not yet determined or development currently under construction that meets one of (C) to (H);
- B. Approved applications under the PA 2008 or other regimes which have not yet been implemented (covering the past five years and taking account of those that received planning consent over three years ago and are still valid but have not yet been implemented), and meets one of (C) to (H);
- C. Projects included on the Planning Inspectorate's Programme of Projects within 10km of the Order Limits;

⁴ A 15km search radius has been considered for statutory designated sites of international importance, based on the search radius used in the Habitats Regulations Assessment of the Ashford Local Plan (which primarily focuses on residential and commercial development types at a Plan level). This has rationalised down to 10km for the Project level, based on the lower risk development type (solar) being assessed and professional judgement.

- D. Applications for EIA development that are within 10km of the Order Limits. This includes any sites that have received a positive EIA screening opinion;
- E. Development whether EIA or non-EIA identified in the relevant Development Plan such as allocated sites, within 4km;
- F. Other EIA or non-EIA applications for solar development, excluding residential roof mounted solar developments, within 4km of the Order Limits;
- G. Other EIA or non-EIA schemes that did not meet the above criteria but which a statutory stakeholder specifically requested to be included; and
- H. Other applications that introduce sensitive receptors within close proximity (approximately 1km) to the Order Limits (but are not EIA development).

2.7 **Annex 1** provides the 'Focussed Long List' of 'other existing development and/or approved development' to be taken forward to Stage 2, with the location of the cumulative schemes illustrated in **Figure 1**.

Stage 2 – Establishing a shortlist of 'other existing development and/or approved development'

2.8 Stage 2 of the cumulative effects assessment comprises a review of the 'Focused Long List' by the technical topic teams. Each technical discipline considers their assessment methodology and ZOI for likely cumulative environmental effects.

2.9 From this review, a 'Shortlist' has been defined per topic, presented and justified within each technical chapter of the ES. This topic-specific Shortlist is based on respective ZOIs, methodologies and judgement. This is based on:

- The developments that fall within the ZOI for the technical topic assessment of effects scoped into the ES;
- The potential for any temporal overlap between the Project and other developments during construction, operation or decommissioning; and
- The scale of the Focussed Long List developments (i.e., larger developments likely to result in more and larger effects).

2.10 An indication of which cumulative schemes are considered in technical topics of the ES is provided in **Annex 1**.

Stage 3 – Information gathering

2.11 With each technical discipline having established their 'Shortlist' for assessment within the ES, information relating to these cumulative schemes has been gathered from PINS' or the local planning authorities' planning portals. As available, information gathered for assessment has included:

- Design information;
- Programme information relating to construction, operation and / or decommissioning; and
- Environmental assessments and reports that set out the baseline and likely effects from the other development.

Stage 4 – Assessment

2.12 Following the gathering of information on the Shortlist of cumulative schemes for each technical topic, an assessment is undertaken within the technical chapter of the ES. This

considers the potential for cumulative effects to be generated by the Project with the identified cumulative schemes. If adverse effects that require mitigation are identified, this will be stated in the ES chapter, and the final likely residual cumulative effect established.

Annex 1: Focussed Long List

ID No.	Project	Planning Reference	Local Planning Authority	Address	Description of Project	Direction and Distance from Site	Planning Status	Construction Status (Expected Programme)	Technical Topic Shortlist Scopes
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	Socio-economics
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	Approved January 2023	Unknown	Noise, Socio-economics
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)	Approximately 4 to 6 months, construction programme unconfirmed	Landscape and Visual, Traffic and Access, Noise, Land Contamination, Biodiversity, Cultural Heritage, Socio-economics
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.	0km NW	Full Planning Application (Approved 16/08/2023)	2023-2025	Landscape and Visual, Traffic and Access, Noise, Land Contamination, Biodiversity, Cultural Heritage, Socio-economics
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, earthworks, open space including attenuation features and landscaping.	0.69km NE	Hybrid Planning Application (Approved 22/01/2016)	Satellite Imagery from 2021 shows the development under construction with a number of units complete.	Socio-economics
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	Noise, Socio-economics
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	Noise, Traffic and Access, Landscape and Visual, Socio-economics

ID No.	Project	Planning Reference	Local Planning Authority	Address	Description of Project	Direction and Distance from Site	Planning Status	Construction Status (Expected Programme)	Technical Topic Shortlist Scopes
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	Noise, Traffic and Access, Landscape and Visual, Socio-economics
9	East Stour Solar Farm	2200668AS	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 (Under Consultation)	2023 - 2024	Noise, Traffic and Access, Landscape and Visual, Biodiversity, Socio-economics
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 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.	0km E	Planning Application Updated November 2022. (Under Consultation / Pending Decision)	2020 - 2044	Landscape and Visual, Biodiversity, Socio-economics
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 2021 shows the development under construction.	Socio-economics
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	Socio-economics
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.	1.4km E	Reserved Matters Approval (Under Consultation)	Unknown	Socio-economics
		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)		

ID No.	Project	Planning Reference	Local Planning Authority	Address	Description of Project	Direction and Distance from Site	Planning Status	Construction Status (Expected Programme)	Technical Topic Shortlist Scopes
14	Land Rear Rhodes, House, Main Road, Sellindge, Kent	Y16/1122/SH	Folkestone & Hythe	Land Rear Rhodes House, Main Road, Sellindge, Kent	Outline planning application for a neighbourhood extension for the creation of up to 162 houses including affordable, self-build 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.	1.5km E	Outline Planning Application (Approved 15/01/2019)	Satellite Imagery for 2021 does not indicate construction has started. A number of pre-commence conditions have been discharged. Most recently 22/0742/FH/CON in February 2023.	Socio-economics
	Land Rear Rhodes, House, Main Road, Sellindge, Kent		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	Socio-economics
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	Socio-economics
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 2021 shows the development under construction with a number of units complete.	Socio-economics
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 (Under Consultation)	Unknown	Socio-economics
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 2021 shows enabling works undertaken on site.	Socio-economics
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	Socio-economics

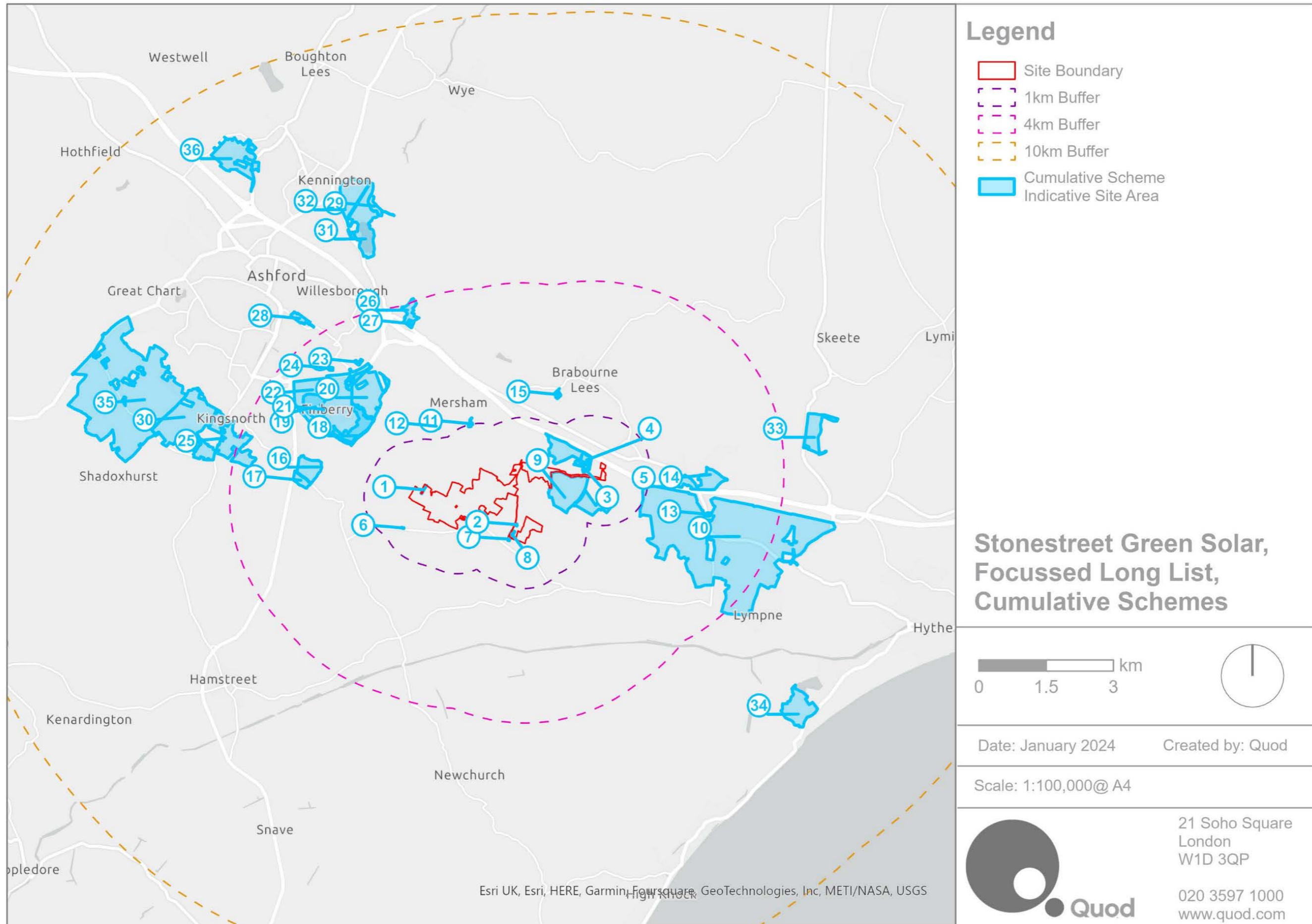
ID No.	Project	Planning Reference	Local Planning Authority	Address	Description of Project	Direction and Distance from Site	Planning Status	Construction Status (Expected Programme)	Technical Topic Shortlist Scopes
20	Waterbrook Park, Waterbrook Avenue, Sevington, Kent	18/00098/AS	Ashford	Waterbrook Park, 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 expected too be fully operational by 2028	Socio-economics
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 (Under Consultation)	Unknown	Socio-economics
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	Socio-economics
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)	Unknown	Socio-economics
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)	Unknown	Socio-economics
25	Land north of Steeds Lane and Magpie Hall Road, Kingsnorth	15/00856/AS	Ashford	Land north of Steeds Lane and Magpie Hall Road, Kingsnorth	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	Outline Planning Application (Under Consultation)	2021/22 - 2027/28	Socio-economics

ID No.	Project	Planning Reference	Local Planning Authority	Address	Description of Project	Direction and Distance from Site	Planning Status	Construction Status (Expected Programme)	Technical Topic Shortlist Scopes
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.	4km NW	Full Planning Application (Approved 20/09/2017)	Satellite Imagery from 2021 shows the development under construction with a number of units complete.	Socio-economics
27	Land between Hinxhill Road and, Hythe Road, Willesborough, Kent	19/00702/AS	Ashford	Land between Hinxhill Road and, Hythe Road, Willesborough, Kent	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.	4km NW	Approved March 2019	Satellite Imagery from 2021 shows the development under construction with a number of units complete.	Socio-economics
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 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	4.7km NW	Full Planning Application (Approved 01/09/2020)	2021/22 - 2027/28	Socio-economics
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. Assumed to be under construction.	Socio-economics
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 if	5.2km NW	Outline Planning Application (Under Consultation)	Unknown	Socio-economics

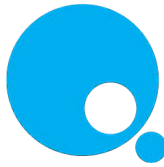
ID No.	Project	Planning Reference	Local Planning Authority	Address	Description of Project	Direction and Distance from Site	Planning Status	Construction Status (Expected Programme)	Technical Topic Shortlist Scopes
					ecological habitats. Drainage infrastructure, earthworks and ancillary infrastructure.				
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 2021 shows construction underway with a number of units complete.	Socio-economics
32	Land NE of Willesborough Road, Kennington	19/00025/AS	Ashford	Land NE of Willesborough Road, Kennington	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	Socio-economics
		OTH/2022/2049					Non-Material Amendment (OTH/2022/2049) (Approved 31/10/2022)		
33	Pent Farm Solar	23/0580/FH	Folkestone & Hythe	Pent Farm, Pilgrims Way CT21 4EY	Photovoltaic solar array, ancillary infrastructure, and landscaping.	6.9km E	Full Planning Application (Under Consultation)	Unknown	Socio-economics
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 (Under Consultation)	Unknown	Socio-economics
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	7.4km SW	Outline Planning Application (Approved 15/10/2014)	Under Construction programme unknown	Socio-economics

ID No.	Project	Planning Reference	Local Planning Authority	Address	Description of Project	Direction and Distance from Site	Planning Status	Construction Status (Expected Programme)	Technical Topic Shortlist Scopes
					(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.				
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 Environmental Statement.	8.5km NW	Outline Planning Application (Under Consultation)	Unknown	Socio-economics

Figure 1: Focussed Long List Cumulative Schemes



From: [REDACTED]
To: [REDACTED]
Subject: FW: Stonestreet Green Solar: Approach to the Cumulative
Date: 22 March 2024 12:13:57
Attachments: [image041344.png](#)
[image364223.png](#)



[REDACTED]
Team Secretary
[REDACTED] [@quod.com](mailto:[REDACTED]@quod.com)



21 Soho Square
London
W1D 3QP

From: [REDACTED] [ashford.gov.uk](mailto:[REDACTED]@ashford.gov.uk)>
Sent: Thursday, March 7, 2024 9:42 AM
To: [REDACTED] [@quod.com](mailto:[REDACTED]@quod.com)>
Cc: [REDACTED] [@ashford.gov.uk](mailto:[REDACTED]@ashford.gov.uk)>
Subject: RE: Stonestreet Green Solar: Approach to the Cumulative

Dear [REDACTED]

Please accept my apologies for the delayed response.

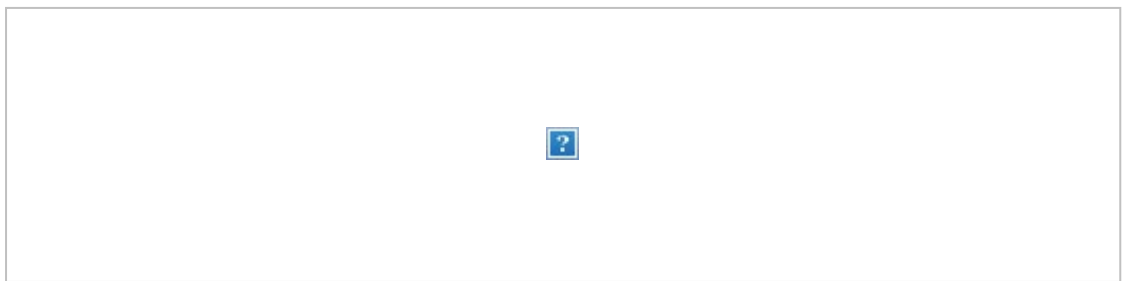
We have reviewed the *Informative Note for the Local Planning Authorities Inter-Project Cumulative Assessment* and note that the project listed in Annex 1 at 'Land north of Steeds Lane and Magpie Hall Road, Kingsnorth' (ID No. 25) was approved by the Planning Inspectorate in November 2023.

We have no further comments to make.

Kind regards



[REDACTED] Deputy Team Leader
Strategic Applications Team | Strategic Development & Delivery |
Planning & Development Service



From: [REDACTED]

Subject: [REDACTED]

Date:

22 March 2024 17:35:48

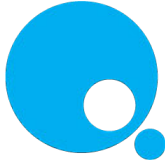
Attachments:

[image003.png](#)

[image739547.png](#)

[image915335.png](#)

LSO NEEDS TO BE SAVED PLEASE IN aPPENDIX 6.2 (REDACTD)



[REDACTED]@quod.com

www.quod.com

21 Soho Square
London
W1D 3QP

From: [REDACTED]@kent.gov.uk <[REDACTED]@kent.gov.uk>

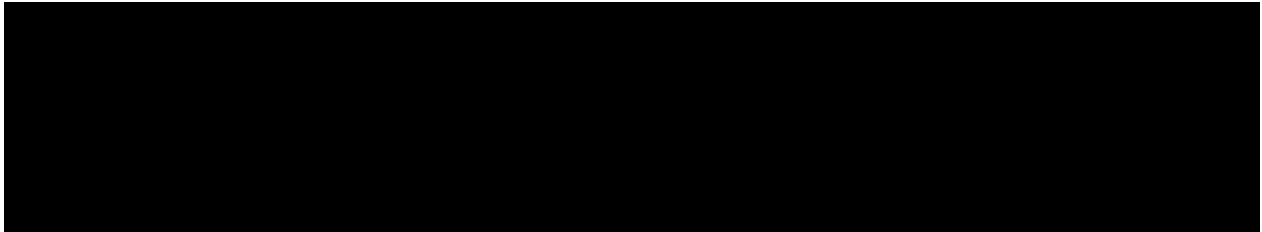
Sent: Thursday, March 7, 2024 10:56 AM

To: [REDACTED]@quod.com

Subject: RE: Stonestreet Green Solar: Approach to the Cumulative

Thank you [REDACTED]

The only comment I had was just if the status of Otterpool Park Planning Application could be updated to reflect the Committee decision?



Kind regards,



From: [REDACTED]@quod.com

Sent: Thursday, March 7, 2024 9:59 AM

To: [REDACTED]@ashford.gov.uk

Cc: [REDACTED]@ashford.gov.uk; [REDACTED]

[REDACTED]@kent.gov.uk

Subject: RE: Stonestreet Green Solar: Approach to the Cumulative

Hi [REDACTED],

Thanks [REDACTED] – did you have any comments?

Best,

