

**East Stour Solar Farm, Land south of M20, Church Lane, Aldington  
Core Document List**

<b>1 Application and Related Documents</b>	
CD1.1	Screening Opinion dated 25 August 2021
CD1.2	Scoping Report dated October 2021
CD1.3	List of Submission Documents (submitted in place of an application covering letter)
CD1.4	Completed Application Form dated 14 April 2022
CD1.5	Drawings submitted with the application, comprising <sup>1</sup> :
CD1.5.1	Figure 1.2 – Proposed Site Layout
CD1.5.2	Site Location Plan
CD1.6	Design & Access Statement dated April 2022
CD1.7	Socio Economic and Sustainability Statement dated April 2022
CD1.8	Environmental Statement dated April 2022 (“ <b>ES</b> ”), comprising:
CD1.8.1	ES Volume 1: Non-Technical Summary
CD1.8.2	ES Volume 2a: Written Statement
CD1.8.3	ES Volume 2b: Technical Appendices
CD1.8.4	ES Volume 3: Figures
CD1.8.5	ES Volume 4: Visualisations
CD1.8.6	ES <b>Confidential</b> Appendix 10.1a [Not for the public domain]
CD1.9	Letter from the Council dated 10 May 2022 confirming that the application made was invalid
CD1.10	Revised Site Location and Layout Plans submitted 7 June 2022, comprising:
CD1.10.1	Figure 1.1: Proposed Site Location
CD1.10.2	Figure 1.1a: Proposed Site Location Expanded Scale
CD1.10.3	Figure 1.2: Proposed Site Layout
CD1.10.4	Figure 1.2a: Proposed Site Layout Expanded Scale (Sheets 1 to 4)
CD1.11	Further revised Site Layout Plans submitted 27 June 2022 comprising:
CD1.11.1	ENGN1006-100 Rev I – PV Layout Part 1
CD1.11.2	ENGN1006-100 Rev I – PV Layout Part 2
CD1.12	Letter from the Council confirming the application is valid dated 29 July 2022 (erroneously dated 1 July 2022) and allocating reference 22/00668/AS

<sup>1</sup> It should be noted that whilst three plans were listed in the List of Submission Documents (CD1.3), two of those plans were actually duplicates of each other and one plan was mislabelled not actually identifying it as a site layout plan. The two plans with the correct naming are included at CD1.5.

CD1.13	Supplementary Environmental Information (“SEI”) Covering Submission Letter to the Council dated 10 January 2024 (submitted 11 January 2024)
CD1.14	SEI dated January 2024 comprising:
CD1.14.1	SEI Volume 1: Non-Technical Summary
CD1.14.2	SEI Volume 2a: Written Statement
CD1.14.3	SEI Volume 2b: Technical Appendices
CD1.14.4	SEI Volume 3: SEI Figures
CD1.14.5	SEI Volume 4: Visualisations
CD1.15	Updated Design and Access Statement dated January 2024
CD1.16	Planning Statement dated January 2024
CD1.17	Email to Kent County Council’s Minerals and Waste Planning Policy Team dated 27 February 2024 in relation to minerals safeguarding
CD1.18	Letter to the Council dated 14 April 2024 (but submitted 16 April 2024) enclosing an update to ES Appendix 11.2 LVIA Methodology and Viewpoint Analysis (updated wording in analysis for VP7) as Appendix A, and submitting new material, which comprises:
	Replacement ES Volume 4 Viewpoints comprising:
CD1.18.1	Viewpoint 5 Revision A
CD1.18.2	Viewpoint 7 Revision A
	Replacement SEI Figures comprising:
CD1.18.3	Figure 11.11 Revision A – VP6 (Layout Refinement) [Year 10 post construction]
CD1.18.4	Figure 11.12 Revision A – VP7 (Layout Refinement) [Year 10 post construction]
CD1.18.5	Figure 11.13 – VP8 (Layout Refinement) [at completion]
CD1.19	Officer Report for planning application 22/00668/AS
CD1.20	Council Decision Notice dated 29 April 2024 for planning application 22/00668/AS
CD1.21	SEI Figure 11.9 Revision B – Mitigation Plan
CD1.22	Ecological Submission dated September 2024, prepared by Turnstone Ecology Limited [Redacted for the public domain due to <b>confidential</b> contents]
CD1.23	Minerals Safeguarding Assessment dated September 2024, prepared by IC Planning
CD1.24	Biodiversity Net Gain Assessment dated September 2024, prepared by Turnstone Ecology Limited
CD1.25	Outline Archaeological Mitigation Strategy dated December 2024, prepared by Orion Heritage Ltd
CD1.26	Archaeological Statement of Significance dated December 2024, prepared by Orion Heritage Ltd

CD1.27	Updated version of the Archaeological Evaluation Report dated January 2025, prepared by Pre-Construct Archaeology Limited <sup>2</sup>
<b>2 Consultee and Third Party Responses</b>	
CD2.1	Consultation Responses to Application Documentation, including local action group, comprising CD2.1.1 to CD2.1.26:
CD2.1.1	Aldington and Bonnington Parish Council (14 September 2022)
CD2.1.2	Ashford Borough Council, including Landscape and Visual Impact Assessment review prepared for the Council by Land Management Services Ltd dated 5 December 2022 (16 May 2023)
CD2.1.3	Church Lane Group (26 July 2022)
CD2.1.4	Church Lane Group (undated, but a resubmission of the 26 July 2022 objection, with some amendments to the text)
CD2.1.5	Church Lane Group (9 August 2022)
CD2.1.6	Church Lane Group (dated 9 August 2022 but different to CD2.1.5 submission and submitted 30 August 2022)
CD2.1.7	Church Lane Group (21 October 2022)
CD2.1.8	Environment Agency (23 August 2022)
CD2.1.9	Historic England (5 September 2022)
CD2.1.10	Kent County Council – PROW & Access (16 August 2022)
CD2.1.11	Kent County Council – Ecological Advice Service (25 August 2022)
CD2.1.12	Kent County Council – Flood & Water Management (18 August 2022)
CD2.1.13	Kent County Council – Heritage, Environment & Waste (30 August 2022)
CD2.1.14	Kent County Council – Highways and Transport (24 August 2022)
CD2.1.15	Kent Downs AONB Unit (30 November 2022)
CD2.1.16	Kent Police (16 August 2022)
CD2.1.17	Kent Police (1 December 2022)
CD2.1.18	Kent Ramblers (August 2022)
CD2.1.19	Mersham Parish Council (13 October 2022)
CD2.1.20	National Highways (22 August 2022)
CD2.1.21	Natural England (13 September 2022)
CD2.1.22	River Stour (Kent) IDB (25 October 2022)
CD2.1.23	Smeeth Parish Council (21 October 2022)
CD2.1.24	The British Horse Society (17 August 2022)
CD2.1.25	Ashford Borough Council – Environmental Protection (6 September 2022)

<sup>2</sup> This is an updated version of SEI Appendix 12.1 (CD1.14.3), though the changes made are purely presentational (i.e. nothing substantive content-wise has changed) to reflect commentary from Kent County Council.

CD2.1.26	Neos Networks (29 July 2022)
CD2.2	Consultation Responses, including local action group, to Supplementary Environmental Information dated January 2024, comprising CD2.2.1 to CD2.2.14:
CD2.2.1	Aldington and Bonnington Parish Council (14 February 2024)
CD2.2.2	Ashford Borough Council – Landscape and Visual (prepared for the Council by Land Management Services Ltd) (23 February 2024)
CD2.2.3	Church Lane Group (1 March 2024)
CD2.2.4	Environment Agency (6 March 2024)
CD2.2.5	Historic England (11 March 2024)
CD2.2.6	Kent County Council – PROW & Access (7 March 2024)
CD2.2.7	Kent County Council – Ecological Advice Service (18 April 2024)
CD2.2.8	Kent County Council – Minerals & Waste Planning Policy Team (1 February 2024)
CD2.2.9	Kent County Council – Flood & Water Management (14 February 2024)
CD2.2.10	Kent County Council – Highways (21 February 2024)
CD2.2.11	Kent Downs National Landscape Unit (formerly known as Kent Downs AONB Unit) (20 February 2024)
CD2.2.12	National Highways (29 February 2024)
CD2.2.13	Natural England (15 March 2024)
CD2.2.14	Network Rail (4 March 2024)
CD2.3	Third Party Representations (60 objections of which 13 comprise second or third submissions from the same party, and excluding the objections submitted by Church Lane Group which are included as part of the consultation responses at CD2.1 and CD2.2)
CD2.4	Consultation Responses, including local action group, to the Appeal, comprising CD2.4.1 to CD2.4.2:
CD2.4.1	Church Lane Group (25 November 2024)
CD2.4.2	Kent County Council – Ecological Advice Service (5 November 2024)
CD2.5	Third Party Responses to the appeal (10 objections, excluding the objection submitted by Church Lane Group which is included as part of the consultation responses at CD2.4)
<b>3 The Development Plan, National Policy and Other Material Considerations</b>	
CD3.1	Ashford Borough Local Plan adopted February 2019
CD3.2	Kent Minerals and Waste Local Plan 2013-30 adopted September 2020
CD3.3	Aldington and Bonnington Neighbourhood Plan 2022-2030 adopted 18 October 2024
CD3.4	National Planning Policy Framework (updated December 2024)
CD3.5	National Planning Practice Guidance (online resource) <a href="http://planningguidance.planningportal.gov.uk/">http://planningguidance.planningportal.gov.uk/</a>

CD3.6	Ashford Borough Council's Landscape Character Supplementary Planning Document (April 2011), including Addendum
CD3.7	Ashford Borough Council Renewable Energy Planning Guidance Note 2: The Development of Large Scale >50Kw Solar PV Arrays (2013)
CD3.8	Ashford to Zero Plan: Our Route to Net Zero Emissions (Consultation Draft 2021)
CD3.9	Ashford Borough Council Climate Change Strategy (June 2022)
CD3.10	Ashford Borough Council Corporate Plan 2022 – 2024
CD3.11	Kent Downs AONB Management Plan (2021 – 2026)
CD3.12	Overarching National Policy Statement for Energy (EN-1)
CD3.13	National Policy Statement for Renewable Energy Infrastructure (EN-3)
CD3.14	International Paris Agreement 2016
CD3.15	The Clean Growth Strategy: Leading the Way to a Low Carbon Future (2018)
CD3.16	Energy White Paper Powering our Net Zero Future (December 2020)
CD3.17	HM Treasury National Infrastructure Strategy 2020
CD3.18	HM Government Net Zero Strategy: Build Back Greener (October 2021)
CD3.19	British Energy Security Strategy (April 2022)
CD3.20	Powering up Britain Policy Paper (March 2023)
CD3.21	Written Ministerial Statement made by the Deputy Prime Minister on 30 July 2024
CD3.22	Statement by the Secretary of State for Energy Security and Net Zero dated 12 November 2024 relating to the UK's 2035 nationally determined contribution emissions reduction target under the Paris Agreement
CD3.23	UK Government Clean Power 2030 Action Plan: A new era of clean electricity (13 December 2024)
CD3.24	Statement by the Secretary of State for Energy Security and Net Zero dated 16 December 2024 relating to the Government's Clean Power 2030 Action Plan
CD3.25	Ashford Borough Council: Our Plan for the Borough 2024 – 2028
<b>4 Landscape and Visual</b>	
CD4.1	Landscape Institute and Institute of Environmental Management and Assessment – Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)
CD4.2	LITGN-2024-01: Notes and Clarifications on aspects of the Third Edition Guidelines on Landscape and Visual Impact Assessment
CD4.3	National Landscape Character Areas [Extracts] – NCA 119, NCA 120, NCA 121 and NCA 123
CD4.4	Kent County Council (2004) The Landscape Assessment of Kent
CD4.5	Jacobs (2009) Rural Fringes Landscape Character Assessment for Ashford Borough Council

CD4.6	Studio Engleback (2005) Urban Fringes Landscape Character Study for Ashford Borough Council [Extracts – LCS 01, 02, 03, 04, 07, 08, 11, 12 and 15]
CD4.7	Kent Downs AONB Landscape Character Assessment Update 2020 (Revised and Published 2023) [Extracts – Sections 1.0 - Introduction, 4.0 – LCA 1C, 7.0 – LCA 2C, 11.0 – LCA 4C and 13.0 – LCA 5B]
CD4.8	Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (TGN 2/19)
CD4.9	Stonestreet Green Solar Nationally Significant Infrastructure Project Illustrative Drawings (referenced as document 2.6 and allocated reference APP-012 in the Examination library)
CD4.10	KCC Rights of Way Improvement Plan 2018-2028
<b>5 Heritage</b>	
CD5.1	Historic England’s Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)
CD5.2	Historic England’s Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (December 2017)
CD5.3	Historic England’s Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)
CD5.4	CiFA Standards and Guidance for Historic Environment Desk Based Assessments (2020)
<b>6 Planning Appeal Decisions and Court Judgments</b>	
CD6.1	<i>Bedford Borough Council v Secretary of State for Communities and Local Government &amp; Nuon UK Ltd</i> [2013] EWHC 2847 (Admin)
CD6.2	<i>The Forge Field Society and others v Sevenoaks District Council</i> [2014] EWHC 1895 (Admin)
CD6.3	<i>R (James Hall and Company Ltd) v City of Bradford MDC</i> [2019] EWHC 2899 (Admin)
CD6.4	Cutlers Green Lane appeal decision (APP/C1570/W/23/3319421)
CD6.5	<i>Catesby Estates Ltd v Steer (Historic England as Intervener)</i> [2019] 1 P. & C.R. 5
CD6.6	<i>Jones v Mordue and Secretary of State for Communities and Local Government and South Northamptonshire Council</i> [2015] EWCA Civ 1243
CD6.7	<i>Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council &amp; Others</i> [2014] EWCA Civ 137
CD6.8	New Works Lane, Telford appeal decision (APP/C3240/W/22/3293667)
CD6.9	Burnthouse Farm appeal decision (APP/D05151/N/10/2131194)
CD6.10	Land to the west of Honiley Road (A4177), Kenilworth appeal decision (APP/T3725/V/23/3332671)
CD6.11	Great Wymondley appeal decision (APP/X1925/V/23/3323321)
CD6.12	<i>City of Edinburgh Council v Secretary of State for Scotland and Others</i> [1997] UKHL 38
CD6.13	<i>R v Rochdale Metropolitan Borough Council ex p. Milne (No.2)</i> [2000] 7 WLUK 955

CD6.14	<i>City and Country Bramshill Ltd v Secretary of State for Housing, Communities and Local Government and Others</i> [2021] EWCA Civ 320
<b>7 Legislation</b>	
CD7.1	Conservation of Habitat and Species Regulations 2017 (as amended)
CD7.2	Town and Country Planning (Environmental Impact Assessment) Regulations 2017
CD7.3	Climate Change Act 2008
CD7.4	Section 38(6) of the Planning and Compulsory Purchase Act 2004
<b>8 Statements of Case</b>	
CD8.1	Statement of Case on behalf of the Appellant
CD8.2	Statement of Case on behalf of the Council
<b>9 Statements of Common Ground</b>	
CD9.1	Main Statement of Common Ground agreed between the Appellant and the Council on 25 November 2024
CD9.2	Supplementary Statement of Common Ground: Landscape and Visual Impacts agreed between the Appellant and the Council on 6 January 2025
CD9.3	Supplementary Statement of Common Ground: Reasons for Refusal 2 (Archaeology), 3 (Traffic and Transport) and 4 (Ecology) agreed between the Appellant and the Council on 7 January 2025
<b>10 Evidence of the Appellant</b>	
CD10.1	Summary Proof of Evidence of John Ingham in relation to Landscape and Visual Matters
CD10.2	Proof of Evidence and Appendix of John Ingham in relation to Landscape and Visual Matters
CD10.3	Summary Proof of Evidence of Rob Bourn in relation to Heritage Matters
CD10.4	Proof of Evidence and Appendix of Rob Bourn in relation to Heritage Matters
CD10.5	Summary Proof of Evidence of Steven Longstaff in relation to Planning Policy Matters
CD10.6	Proof of Evidence of Steven Longstaff in relation to Planning Policy Matters
CD10.7	Rebuttal Proof of Evidence and Appendices of John Ingham in relation to Landscape and Visual Matters
CD10.8	Rebuttal Proof of Evidence and Appendix of Steven Longstaff in relation to Planning Policy Matters
<b>11 Evidence of Ashford Borough Council</b>	
CD11.1	Summary Proof of Evidence of David Withycombe in relation to Landscape and Visual Matters
CD11.2	Proof of Evidence of David Withycombe in relation to Landscape and Visual Matters
CD11.3	Appendices to Proof of Evidence of David Withycombe in relation to Landscape and Visual Matters
CD11.4	<i>Number not used</i>

CD11.5	Proof of Evidence of Graham Rusling in relation to Public Rights of Way Matters
CD11.6	<i>Number not used</i>
CD11.7	Proof of Evidence of Sarah Dee in relation to Heritage Matters
CD11.8	Summary and Proof of Evidence of Matthew Durling in relation to Planning Policy Matters
CD11.9	Proof of Evidence and Appendix of Grace Connolly in relation to Heritage Matters
<b>12 Other Correspondence/Documents</b>	
CD12.1	Start Letter dated 21 October 2024
CD12.2	Case Management Conference Note dated 10 December 2024