

PINS REF: APP/W1525/W/24/3344509 & APP/B1550/W/24/3344510
LPA REF: 23/00532/FUL (CCC) & 23/00285/FUL (RDC)
PPG REF: P23-2671

List of Core Documents

Last Updated: 25th October 2024

CD1 – Application Documents and Plans upon which the LPA Made their decision

Application Form

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| CD 1.1 | A | Application Form, including Ownership Certificates, dated 29 th March 2023 – Chelmsford City Council |
| | B | Application Form, including Ownership Certificates, dated 29 th March 2023 – Rochford District Council |
| CD 1.2 | A | Covering letter to Chelmsford City Council, dated 29 th March 2023 |
| | B | Covering letter to Rochford District Council, dated 29 th March 2023 |
| CD 1.3 | | Community Infrastructure LVEY (CIL) – Form 1: CIL Additional Information, dated 29 th March 2023 |

Application Drawings

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| CD 1.4 | Site Location Plan | RC3-02-PO1-1 Rev02 RC3-02-PO1-2 Rev02 RC3-02-PO1-3 Rev02 RC3-02-PO1-4 Rev02 |
| CD 1.5 | Existing Site Plan | TX1402_RAY 3_T_01 TX1402_RAY 3_T_02 TX1402_RAY 3_T_03 TX1402_RAY 3_T_04 TX1402_RAY 3_T_05 TX1402_RAY 3_T_06 |
| CD 1.6 | Proposed Site Plan | RC3-02-PO2 Rev04 |
| CD 1.7 | PV Elevations | RC3-02-PO3 |
| CD 1.8 | Inverter Transformer Stations | RC3-02-PO4 |
| CD 1.9 | Internal Access Road Details | RC3-02-PO5 |
| CD 1.10 | Fence and Gate Elevations | RC3-02-PO6 |
| CD 1.11 | Weather Station Detail | RC3-02-PO7 |
| CD 1.12 | Substation Elevations | RC3-02-PO8 |
| CD 1.13 | Control Room Elevations | RC3-02-PO9 |
| CD 1.14 | Auxiliary Transformer | RC3-02-P10 |
| CD 1.15 | CCTV Elevations | RC3-02-P11 |
| CD 1.16 | Battery Container Elevations | RC3-02-P12 |
| CD 1.17 | Storage Container Elevations | RC3-02-P13 |
| CD 1.18 | Battery Fence and Gate Elevations | RC3-02-P14 |
| CD 1.19 | Detailed Landscape Design | P22-1918_EN003E |

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| CD 1.20 | Illustrative Cross Sections | RC3-02-P17 (Sheet 1) RC3-02-P17 (Sheet 2) RC3-02-P17 (Sheet 3) RC3-02-P17 (Sheet 4) |
| CD 1.21 | Proposed Temporary Signage Locations for Construction Traffic | SK02 |
| CD 1.22 | Proposed Site Access Arrangement on A132 at Existing Field Access | SK03 |
| CD 1.23 | Proposed Site Access Arrangement on A132 at Existing Field Access | SK04 |
| Application Documents | | |
| CD 1.24 | Agricultural Land Classification Report, prepared by Amet, dated October 2022 | |
| CD 1.25 | Arboricultural Impact Assessment, prepared by Barton Hyett, dated October 2022 | |
| CD 1.26 | Biodiversity Net Gain (BNG) Calculator, dated October 2022 | |
| CD 1.27 | Construction Traffic Management Plan, prepared by TPA, dated October 2022 | |
| CD 1.28 | Design and Access Statement, prepared by Enso Energy, dated February 2023 | |
| CD 1.29 | Designer's Response to Stage 1 Road Safety Audit, prepared by TPA | |
| CD 1.30 | Ecological Appraisal Report, prepared by Avian, dated October 2022 | |
| CD 1.31 | Flood Risk Assessment and Outline Drainage Strategy, prepared by WHS, dated October 2022 | |
| CD 1.32 | Flood Risk Assessment Addendum: Technical Note, prepared by WHS, dated 23 rd June 2023 | |
| CD 1.33 | Glint and Glare Assessment, prepared by Neo Environmental Ltd, dated October 2022 | |
| CD 1.34 | Heritage Statement (inc. Geophysical Survey Report), prepared by Savills, dated November 2022 | |
| CD 1.35 | Landscape and Visual Impact Assessment, prepared by Pegasus Group, dated October 2022 | |
| CD 1.36 | Noise Impact Assessment, prepared by Inacoustic, dated October 2022 | |
| CD 1.37 | Outline Skylark Mitigation Strategy, prepared by Enso Energy, dated August 2023 | |
| CD 1.38 | Planning Statement, prepared by Enso Energy, dated March 2023 | |

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| CD 1.39 | Report to Inform a Habitats Regulation Assessment, prepared by Avian, dated 27 th June 2023 |
| CD 1.40 | Road Safety Audit Stage 1, prepared by TMS, dated 6 th September 2023 |
| CD 1.41 | Statement of Community Involvement, prepared by Enso Energy, dated October 2022 |
| CD 1.42 | Winter Bird Survey Report 2022-2023, prepared by Avian, dated 27 th June 2023 |

CD2 – Committee Report and Decision Notice

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| CD 2.1 | Rochford District Council report to delegate planning functions to Chelmsford City Council, dated 26 th April 2023 |
| CD 2.2 | Decision Notice issued by Chelmsford City Council, dated 6 th December 2023 |
| CD 2.3 | Joint Decision Notice, dated 19 th April 2024 |
| CD 2.4 | Committee Report – Chelmsford City Council, dated 5 th December 2023 |
| CD 2.5 | A Email from the Applicant to the LPA regarding the Committee Report, dated 30 th November 2023 |
| | B Planning Committee Late Notices, dated 5 th December 2023 |
| CD 2.6 | Email correspondence between Rochford District Council and Chelmsford City Council regarding devolving planning powers |

CD3 – Planning Application Consultation Responses

Chelmsford City Council

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| CD 3.1 | List of consultation responses to planning application |
| Rochford District Council | |
| CD 3.2 | Arboricultural Officer, undated |
| CD 3.3 | Cadent Gas, dated 3 rd May 2023 |
| CD 3.4 | Environment Agency, dated 12 th May 2023 |
| CD 3.5 | Essex County Council Flood Risk Officer, undated |
| CD 3.6 | National Highways, undated |
| CD 3.7 | Natural England, 9 th May 2023 |
| CD 3.8 | Place Services – Landscape, 5 th July 2023 |

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| CD4 – National Planning Policy, Guidance and Legislation | | |
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| CD 4.1 | A | National Planning Policy Framework (December 2023) |
| | B | Consultation Draft of the National Planning Policy Framework (July 2024) |
| | C | National Planning Policy Framework Consultation Paper (July 2024) |
| CD 4.2 | | National Planning Practice Guide (<i>Electronic Version only</i>) |
| CD 4.3 | | Overarching National Policy Statement for Energy (EN-1) (November 2023) |
| CD 4.4 | | National Policy Statement for Renewable Energy Infrastructure (EN-3) (November 2023) |
| CD 4.5 | | UK Government Solar Strategy 2014 |
| CD 4.6 | | Written Ministerial Statement on Solar Energy: protecting the local and global environment (25 th March 2015) |
| CD 4.7 | | Commercial Renewable Energy Development and the Historic Environment Historic England Advice Note 15 (February 2021) |
| CD 4.8 | | Climate Change Act 2008 |
| CD 4.9 | | Climate Change Act (2050 target amendment) Order 2019. |
| CD 4.10 | | Clean Growth Strategy published by the Department for Business, Energy and Industrial Strategy (BEIS) (October 2017). |
| CD 4.11 | | UK Parliament declaration of an Environmental and Climate Change Emergency (May 2019). |
| CD 4.12 | | Energy White Paper: Powering our Net Zero Future (December 2020). |
| CD 4.13 | | UK Government press release of acceleration of carbon reduction to 2035 (April 2021). |
| CD 4.14 | A | Extracts from 'Digest of United Kingdom Energy Statistics' (July 2023). |
| | B | Extracts from 'Digest of United Kingdom Energy Statistics' (July 2024). |
| CD 4.15 | | UK Energy Statistics Press Release published by the Department for Business, Energy & Industrial Strategy (June 2020). |
| CD 4.16 | | 'Achieving Net Zero' published by the National Audit Office (December 2020). |
| CD 4.17 | | Net Zero Strategy: Build Back Greener (October 2021). |
| CD 4.18 | | British Energy Security Strategy (April 2022). |
| CD 4.19 | | The Government Food Strategy (June 2022). |
| CD 4.20 | | Powering Up Britain Energy Security Strategy (March 2023). |
| CD 4.21 | | Connections Action Plan (November 2023) |
| CD 4.22 | | Written Ministerial Statement by the Secretary of State for Energy Security and Net Zero on 'Solar and Protecting our Food Security and Best and Most Versatile (BMV) Land' (15 th May 2024) |
| CD 4.23 | | National Grid ESO Future Energy Scenarios (July 2024). |

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| CD 4.24 | Achieving Net Zero – Farming’s 2040 goal, published by the NFU, dated September 2019 |
| CD 4.25 | Natural Capital Best Practice Guidance – Increasing biodiversity at all stages of a solar farm's lifecycle (2022) |

CD5 – Local Planning Policy, Guidance and Documents

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| CD 5.1 | Chelmsford Local Plan 2013 to 2036 (May 2020) |
| CD 5.2 | Rochford Core Strategy (December 2011) |
| CD 5.3 | Rochford Allocations Plan (February 2014) |
| CD 5.4 | Rochford Development Management Plan (December 2014) |
| CD 5.5 | Chelmsford Solar Farm Development Supplementary Planning Document (November 2021) |
| CD 5.6 | Chelmsford Local Plan Review: Preferred Options Consultation Document (May 2024) |
| CD 5.7 | Chelmsford City Council Climate and Ecological Emergency declaration (July 2019) |
| CD 5.8 | Chelmsford City Council Climate and Ecological Emergency Action Plan (January 2020) |
| CD 5.9 | Rochford District Council Climate and Ecological Emergency declaration (July 2023) |
| CD 5.10 | Essex Climate Action Commission – Net Zero: Making Essex Carbon Neutral (July 2021) |

CD6 – Relevant Appeal Decisions and Legal Judgements

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|--------|--|
| CD 6.1 | Catesby Estates Ltd v. Steer, EWCA Civ 1697, 2018. |
| CD 6.2 | Bedford Council v Secretary of State and Nuon Ltd [2013] EWHC 2847 (Admin). |
| CD 6.3 | Palmer v Herefordshire Council Anr, EWCA Civ 1061 [2016]. |
| CD 6.4 | A Examining Authority’s Report of Findings and Conclusions – Cleve Hill Solar Park (reference: ENO10085). |
| | B Application for the Cleve Hill Solar Park Order – Decision Letter (reference: ENO10085). |
| CD 6.5 | Jones v. Mordue and Secretary of State and South Northamptonshire Council, EWCA Civ 1243 (2015). |
| CD 6.6 | Barnwell v. East Northamptonshire DC, English Heritage, National Trust and Secretary of State, EWCA Civ 137 (2014) . |

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| CD 6.7 | | The Queen (on the application of The Forge Field Society, Martin Barraud, and Robert Rees v. Sevenoaks DC, EWHC 1895 (Admin) (2014). |
| CD 6.8 | | R. (on the application of William Corbett) v The Cornwall Council [2020] EWCA Civ 508. |
| CD 6.9 | | Halloughton, Nottinghamshire APP/B3030/W/21/3279533 (" <i>Halloughton</i> "), solar farm allowed on 18 th February 2022. |
| CD 6.10 | | Bishops Itchington, Warwickshire APP/J3720/W/22/3292579 (" <i>Bishops Itchington</i> "), solar farm allowed on 1 st December 2022. |
| CD 6.11 | | Langford, Devon APP/Y/1138/W/22/3293104 (" <i>Langford</i> "), solar farm allowed by Secretary of State on 5 th December 2022. |
| CD 6.12 | | Chelmsford, Essex APP/W1525/W/22/3300222 (" <i>Chelmsford</i> "), solar farm allowed on 6 th February 2023. |
| CD 6.13 | | Gillingham, Dorset APP/D1265/W/22/3300299 (" <i>Gillingham</i> "), solar farm allowed on 13 th February 2023. |
| CD 6.14 | | Bramley, Hampshire APP/H1705/W/22/3304561 (" <i>Bramley</i> "), solar farm allowed on 13 th February 2023. |
| CD 6.15 | | New Works Lane, Telford APP/C3240/W/22/3293667 (" <i>Telford</i> "), solar farm, allowed by Secretary of State on 27 th March 2023. |
| CD 6.16 | | Herongate, Essex APP/V1505/W/22/3301454 (" <i>Herongate</i> "), solar farm, allowed on 5 th April 2023. |
| CD 6.17 | | Wellington, Telford APP/C3240/W/3308481 (" <i>Wellington</i> "), solar farm, allowed 9 th May 2023. |
| CD 6.18 | | South Hetton, Durham APP/X1355/W/22/3308881 (" <i>Durham</i> "), solar farm, allowed on 25 th May 2023. |
| CD 6.19 | A | Examining Authority's Report of Findings and Conclusions – Longfield Solar Farm (reference: ENO10118). |
| | B | Secretary of State's Decision Letter – Longfield Solar Farm (reference: ENO10118). |
| CD 6.20 | | Land south of Leeming Substation, west of the village of Scruton, bordering Fence Dike Lane, part of Low Street and Feltham Lane, DL7 ORG APP/G2713/W/23/3315877 (" <i>Scruton</i> "), solar farm, allowed 27 th June 2023. |
| CD 6.21 | | Land to the East of Squirrel Lane, Ledwyche, Ludlow, Shropshire SY8 4JX APP/L3245/W/23/3314982 (" <i>Squirrel Lane</i> "), solar farm, allowed 7 th July 2023. |
| CD 6.22 | | Land at Crays Hall Farm, Church Lane, Crays Hill, Essex APP/V1505/W/23/3318171 (" <i>Crays Hall</i> "), solar farm, allowed on 30 th August 2023. |

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| CD 6.23 | Copse Lodge, Greatworth APP/W2845/W/23/3315771 (" <i>Copse Lodge</i> ") 49.9MW solar farm, allowed on 14 th November 2023. |
| CD 6.24 | Cutlers Green Lane, Thaxted APP/C1570/W/23/3319421 (" <i>Cutlers Green</i> ") solar farm, allowed on 18 th December 2023. |
| CD 6.25 | Sheephurst Lane, Marden, Kent APP/U2235/W/23/3321094 (" <i>Sheephurst Lane</i> ") solar farm, allowed on 5 th February 2024. |
| CD 6.26 | Land to the South of Hall Lane, Kemberton, Telford APP/L3245/W/23/3329815 (" <i>Kemberton</i> ") solar farm, allowed on 22 nd February 2024. |
| CD 6.27 | Land at Graveley Lane and to the East of Great Wymondley, Hertfordshire APP/X1925/V/23/3323321 (" <i>Graveley Lane</i> ") solar farm, allowed on 11 th March 2024. |
| CD 6.28 | Land West of Great Wheatley Farm, Great Wheatley Road, Rayleigh APP/B1550/W/23/3329891 (" <i>Great Wheatley Farm</i> ") solar farm, allowed on 11 th March 2024. |
| CD 6.29 | Land West of Wolverhampton West Primary Substation, South Staffordshire Railway Walk, Wolverhampton (" <i>Wolverhampton</i> "), battery storage energy system, allowed 16 th August 2024 |
| CD6.30 | Land to South of Marsh Farm, Fobbing, SS17 9JW APP/M1595/W/23/3328712 (" <i>Fobbing</i> "), solar farm, allowed 22 nd March 2024 |
| CD 6.31 | Land to the west of the A46, Sherbourne, Warwick (" <i>Sherbourne</i> "), solar farm, allowed 25 th September 2023 |
| CD 6.32 | Land adjacent to Harlow Road, Near Roydon, Essex APP/J1535/W/23/3334690 (" <i>Harlow Road</i> ") solar farm, allowed on 3 rd May 2024 |
| CD 6.33 | Whites Farm, Barleylands Road, Basildon, Essex APP/V1505/W/23/333288 (" <i>Whites Farm</i> ") solar farm, allowed 10 th June 2024 |
| CD 6.34 | Land to the west of Honiley Road, Kenilworth APP/T3725/V/23/3332671 (" <i>Honiley Road</i> "), allowed 23 rd July 2024. |
| CD 6.35 | Mead Realisations Limited v Secretary of State for Levelling Up, Housing and Communities [2024] EWHC 279 (Admin) |
| CD 6.36 | Rawfield Lane, Fairburn, Selby APP/N2739/W/22/3300623 (" <i>Selby</i> ") battery energy storage system, allowed 1 st December 2022 |
| CD 6.37 | Land East of Hawksworth and Northwest of Thoroton, Thoroton APP/P3040/W/23/3330045 (" <i>Longhedge</i> "), allowed 23 rd October 2024 |
| CD 6.38 | R. (on the application of Ian Galloway) v Durham County Council [2024] EWHC 367 (Admin) |

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| CD7 – Landscape | |
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| CD 7.1 | Guidelines for Landscape and Visual Impact Assessment 3rd Edition. |
| CD 7.2 | Landscape Institute Technical Guidance Note 06/19 'Visual Representation of Development Proposals'. |
| CD 7.3 | Landscape Institute Technical Guidance Note 02/21 'Assessing landscape value outside national designations'. |
| CD 7.4 | Landscape Institute Technical Guidance Note 02/19 'Residential Visual Amenity Assessment'. |
| CD 7.5 | Essex Landscape Character Assessment (2003) |
| CD 7.6 | Chelmsford Tree Planting Planning Advice Note (November 2022) |
| CD 7.7 | Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (September 2006) |
| CD 7.8 | Rochford District Council & Southend Borough Council Landscape Character, Sensitivity & Capacity Study (July 2019) |
| CD 7.9 | Natural England National Character Area Profile – 111: Northern Thames Basin |
| CD 7.10 | Landscape Institute Technical Guidance Note 2024-01 August 2024, Notes and Clarifications on Aspects and Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) |

| CD8 – Heritage | |
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| CD 8.1 | Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment. |
| CD 8.2 | Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition). |
| CD 8.3 | Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England). |
| CD 8.4 | Statements of Heritage Significance, Analysing Significance in Heritage Assets, Historic England Advice Note 12. |
| CD 8.5 | Planning (Listed Buildings and Conservation Areas) Act 1990 |

| CD9 – Planning Appeal Documents | | |
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| Appeal Administration | | |
| CD 9.1 | A | Planning Appeal Form – Chelmsford City Council |
| | B | Planning Appeal Form – Rochford District Council |

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| Statements of Case | |
|--------------------------------|--|
| CD 9.2 | Appellant Statement of Case |
| CD 9.3 | LPA Statement of Case |
| Statements of Common Ground | |
| CD 9.4 | Statement of Common Ground – Overarching |
| CD 9.5 | Statement of Common Ground – Need |
| CD 9.6 | Statement of Common Ground – Flood Risk |
| CD 9.7 | Statement of Common Ground – Landscape |
| CD 9.8 | Statement of Common Ground – Heritage |
| Proofs of Evidence – Appellant | |
| CD 9.9 | Planning Proof of Evidence, Appendices and Summary |
| CD 9.10 | Landscape Proof of Evidence, Appendices and Summary |
| Proof of Evidence – LPA | |
| CD 9.11 | Planning Proof of Evidence and Appendices |
| CD 9.12 | Landscape Proof of Evidence and Appendices |
| Miscellaneous | |
| CD 9.13 | Flood Risk Sequential and Exception Tests Assessment, prepared by Pegasus Group, dated 4 th September 2024. |
| CD 9.14 | Letter from Rochford District Council, dated 13 th September 2024, confirming stance on the appeal. |
| CD 9.15 | Draft planning conditions agreed between the Appellant and Chelmsford City Council, dated 1st October 2024. |
| Rebuttals – Appellant | |
| CD 9.16 | Planning Rebuttal Evidence |
| CD 9.17 | Landscape Rebuttal Evidence |

| CD10 – Inquiry Documents | | |
|--------------------------|--|------------|
| CD 10.1 | Field Number Plan | RC3-02-P21 |
| CD 10.2 | Inspector’s Pre-Conference Note, dated 7 th August 2024. | |
| CD 10.3 | Inspector’s Note of Case Management Conference held on 9 th August 2024. | |
| CD 10.4 | Inspector’s Pre-Inquiry Note, dated 23 rd October 2024. | |
| CD 10.5 | Appellant’s Response to Inspector’s Pre-Inquiry Note (including Site Area Plan at Appendix 1), dated October 2024. | |
| CD 10.6 | Landscape Scott Schedules between the Appellant and Chelmsford City Council, dated 23 rd October 2024 | |
| CD 10.7 | Tree Preservation Order No. 2001/78, confirmed 19 th December 2001. | |

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| CD 10.8 | Updated Detailed Landscape Design to show location of TPO trees – drawing ref: P22-1918_EN_003F |
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