NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Date of Decision: 22 March 2024

Folkestone & Hythe District Council

Email: planning@folkestone-hythe.gov.uk

Mr Gary Bird
C/o Mr Tom Roseblade
RNA Energy Ltd
Well House Barns
Units 5 & 11
Chester Road
Broughton
CH4 0DH

TOWN AND COUNTRY PLANNING ACT 1990

Application Number:	**23/0580/FH**
Proposal:	**Photovoltaic solar array, ancillary infrastructure, and landscaping.**
Site Location:	**Pent Farm, Pilgrims Way, Folkestone, CT21 4EY**

DECISION: REFUSED in accordance with the planning application and plans.

REFUSAL REASONS

1 The proposals would result in a detrimental change to the quality of the strategic landscape, failing to conserve and enhance the character of the North Downs National Landscape. This would result in significant harm to the visual character of the area and thus impact on the enjoyment of the area by receptors using the local public rights of way. The proposed mitigation is insufficient to overcome these harms.

As such the proposals would be contrary to policies SS1, CSD4 of the Core Strategy Review (March 2022), policies NE3 and CC6 of the Places and Policies Local Plan (September 2020) together with the National Planning Policy Framework and the Kent Downs AONB Management Plan 2021-2026.

Informatives and notes

1 Plans/documents refused by this decision:

2922-01-01 Site Location Plan
2922-01-02 Block plan
2922-01-03 General Arrangement

2922-01-04 Illustrative PV Frame Panels String Inverters
2922-01-05 Indicative Transformer Station
2922-01-06 Typical Cable Trench
2922-01-07 Substation Elevations
2922-01-08 Switchroom Building
2922-01-09 Control Centre
2922-01-10 Indicative Deer-Stock Fencing/Access Track
2922-01-11 Landscape Proposals
Agricultural Land Classification Survey
Design and Access and Planning Statement
DLL-ENQ-KENT-00338 - Pent Farm - Output Map - 29.02.2024
DLL-ENQ-KENT-00338 - Pent Farm - Provisional IACPC - 29.02.2024
Ecological Assessment Report
Ecological Assessment Report Appendix 2: Breeding Bird Survey Report
Ecological Assessment Report Appendix 3: Biodiversity Management Plan
Environmental Masterplan
Environmental Statement Vol 1 – Non Technical Summary
Environmental Statement Vol 2 Main Report
Environmental Statement Vol 3 Figures Part 1 of 7
Environmental Statement Vol 3 Figures Part 2 of 7
Environmental Statement Vol 3 Figures Part 3 of 7
Environmental Statement Vol 3 Figures Part 4 of 7
Environmental Statement Vol 3 Figures Part 5 of 7
Environmental Statement Vol 3 Figures Part 6 of 7
Environmental Statement Vol 3 Figures Part 7 of 7
Environmental Statement Vol 4 Technical Appendices Part 1 of 2
Environmental Statement Vol 4 Technical Appendices Part 2 of 2
Flood Risk Assessment and Drainage Strategy
Glint and Glare Assessment
Heritage Impact Assessment
Noise and Vibration Assessment
NPS Statement dated 06 February 2024
Site Selection and Environmental Strategy Part 1
Site Selection and Environmental Strategy Part 2
Statement of Community Consultation
Transport Addendum
Transport Statement
Letters of support (from applicants' website)
Response to consultation (Axis October 2023)

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.



Issued by the Chief Planning Officer

This decision notice consists of 4 pages

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority then you may be able appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so promptly.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.