



# The Planning Inspectorate

## Planning Act 2008 – section 91

### Application by Cleve Hill Solar Park Ltd for an Order granting Development Consent for the Cleve Hill Solar Park

#### Agenda for Issue Specific Hearing 3 dealing with matters relating to landscape and visual amenity

In its letter dated 7 June 2019, the Examining Authority notified Interested Parties of its decision to hold an Issue Specific Hearing into the above matter on the following date:

Hearing	Date and time	Location
Issue Specific Hearing 3 Landscape and visual amenity matters	Tuesday 23 July 2019 10.00 am (Seating available from 09.30am)	Hempstead House Hotel, London Road, Bapchild, Sittingbourne, ME9 9PP

#### Participation, conduct and management of hearing

This is the third Issue Specific Hearing to be held in this Examination. It is being held because the Examining Authority wishes to question the Applicant about various matters relating to the effects of the Proposed Development on landscape and visual amenity.

The Agenda has a very specific focus. Oral submissions on other subject matters or from persons who are not Interested Parties may only be heard at the discretion of the Examining Authority. Interested Parties who wish to make representations on other issues are encouraged to bring these to an Open Floor Hearing where there is no subject-specific agenda and any important and relevant matters may be raised.

The Examining Authority invites and would particularly like to hear from the following Interested Parties during this Hearing:

- The Applicant;
- Swale Borough Council;
- Canterbury City Council;
- Mrs Sue Akhurst, Chairman, Faversham Creek Trust and Convener of Faversham & Oare Heritage Harbour Group;
- David Pollock, Vice Chairman, Faversham & Oare Heritage Harbour Group;
- Cllr Alan Stewart, Graveney with Goodnestone Parish Council;
- CPRE Kent;
- Mrs Marie King, GREAT;
- Faversham and Swale East Branch Labour Party;
- Mr Ian Wild, the Ramblers;

- Marine Management Organisation;
- Mr & Mrs Hutchinson, Swale Green Party;
- Professor Laurie McMahon and Professor Sir David Melville, the Faversham Society.

The named parties have been invited because they are:

- public bodies with policy and regulatory responsibilities associated with the subject matter;
- national and local authorities for the affected area; or
- persons or organisations with a related and relevant special interest.

Participation in the hearing is subject to the Examining Authority's power to control the hearing. Interested Parties may be invited to make oral representations at the hearing<sup>1</sup> (subject to the Examining Authority's power to control the hearing). Oral representations should be based on the Relevant Representations or Written Representations made by the person by whom (or on whose behalf) the oral representations are made<sup>2</sup>.

However, representations made at the hearing should not simply repeat matters previously covered in a written submission. Rather, they should draw attention to those submissions in summary form and provide further detail, explanation and evidential corroboration to help inform the Examining Authority.

The Examining Authority may ask questions about representations or ask the Applicant or other party to comment or respond. The Examining Authority will probe, test and assess the evidence through direct questioning of persons making oral representations. Questioning at the hearing will therefore be led by a member of the Panel, supported by other Panel members.

This agenda is for guidance only. It is not designed to be exclusive or exhaustive. The Examining Authority may add other issues for consideration, may alter the order in which issues are considered and will seek to allocate sufficient time to each issue to allow proper consideration.

Any lack of discussion of a particular issue at a hearing does not preclude further examination of that issue, including through the inclusion of questions in the Examining Authority's Second Written Questions (if issued).

Should the consideration of the issues take less time than anticipated, the Examining Authority may conclude the hearing as soon as all relevant contributions have been made and all questions asked and responded to. Some of the issues identified in the agenda are by their nature overlapping. It may be the case therefore that certain questions later on in the agenda are answered by earlier questions. If this is the case the Examining Authority will acknowledge this at the time.

If there are additional matters to be dealt with or there are submissions that take a considerable amount of time, there may be a need to continue the session for longer on the day or at a subsequent sitting.

---

<sup>1</sup> s91 Planning Act 2008

<sup>2</sup> s91 Planning Act 2008

Breaks will be taken during the hearing as directed by the Examining Authority. All parties should note that the agenda given below is to provide a framework for this hearing and offer discussion points; it does not constrain the Examining Authority to specific topics. The Examining Authority may wish to raise other matters arising from submissions and pursue lines of inquiry in the course of the discussions which are not included in this agenda.

References in square brackets [] are to the unique document identification number in the Examination Library. This document is found on the National Infrastructure Planning website at:

<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010085/EN010085-000472-Examination%20Library%20Cleve%20Hill%20Solar%20Park%20PDF%20Version.pdf>

The hearing will have regard to submissions already set out in (amongst others):

- Relevant Representations;
- Written Representations;
- LVIA chapter of the Environmental Statement [APP-037];
- Miscellaneous issues chapter of the Environmental Statement [APP-047];
- LVIA figures from the Environmental Statement [APP-054];
- Viewpoints and visualisations from the Environmental Statement [APP-063] to [APP-196].
- Outline Landscape and Biodiversity Management Plan [APP-203];
- ZTV, photography and photomontage methodology [APP-207];
- Assessment of potential landscape effects [APP-208];
- Assessment of potential visual effects [APP-209];
- Residential Visual Amenity Assessment [APP-210];
- Additional visualisations [APP-232]
- Glint and Glare Study [APP-246];
- Swale Borough Council Local Impact Report [REP1-005];
- Canterbury City Council Local Impact Report [REP1-002].

During the hearing, the ExA may additionally refer in particular to:

- Landscape Institute and Institute of Environmental Management and Assessment, 2013, *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition, Routledge, London.
- Landscape Institute Advice Note 01/11. *Photography and photomontage in landscape and visual impact assessment*.
- Landscape Institute Technical Guidance Note 2/19. *Residential Visual Amenity Assessment (RVAA)*.



# Agenda

<b>Title of meeting</b>	Cleve Hill Solar Park Hearing on Landscape and Visual Amenity Issues
<b>Date</b>	Tuesday 23 July 2019
<b>Time</b>	9.30am (doors open) for 10.00am
<b>Venue</b>	Hempstead House Hotel, London Road, Bapchild, Sittingbourne, ME9 9PP
<b>Attendees</b>	Invitees

- 1. Examining Authority's opening remarks**
- 2. Purpose of the Hearing and speakers' introductions**
- 3. Policy and guidance**
  - a) General methodology and guidance framework adopted, including GLVIA 3 and LI technical notes;
  - b) Local Plans;
  - c) Relevant published national, regional and local landscape character assessments.
- 4. Approach to assessment**
  - a) Study areas and visibility of the Proposed Development, including residential receptors in the ZTV between 1km and 2km from the Proposed Development;
  - b) Methodology adopted for viewpoint photographs and visualisations;
  - c) Scope and choice of locations for viewpoints and montages, and relationship with identified relevant receptors;
  - d) Rationale for undertaking a Residential Visual Amenity Assessment (RVAA);
  - e) Form of Proposed Development used in the assessments and the extent to which variation in effect possible with the built scheme is accommodated;
  - f) Approach to assessment of significance of effect in the LVIA, RVAA and Glint and Glare studies.
- 5. Relationship between visual assessments and the Outline Design Principles**
- 6. Landscape mitigation, including planting scheme**
  - a) Summary of landscape mitigation proposals, how these relate to local policy, the design process followed, including consultations with affected residents, and how they would be secured through any DCO;
  - b) Establishment, maintenance and monitoring proposals and how these would be secured in any DCO.

**7. Findings of the landscape and visual assessments**

- a) Effects on landscape value and character, including a summary of impacts on LCAs and AHLVs;
- b) Summary of the assessment of impacts on important visual receptors and views;
- c) Effects of lighting.

**8. Any other issues relating to landscape and visual amenity matters**

**9. Close of Hearing**