

From: [REDACTED]
To: [Cleve Hill Solar Park; Jones, Hefin](#)
Cc: [REDACTED]
Subject: EN010085 - Cleve Hill Solar Park - The Applicant's Deadline 3 Submission (email 7 of 7)
Date: 01 August 2019 23:23:28
Attachments: [REDACTED]

Dear Hefin,

EN010085 - Cleve Hill Solar Park - The Applicant's Deadline 3 Submission (email 7 of 7)

Please find attached the Applicant's Deadline 3 submission.

Please do not hesitate to get in touch if you have any queries.

Kind regards,

Mike

Michael Bird

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CLEVE HILL SOLAR PARK

**OTHER DEADLINE 3 SUBMISSIONS
WRITTEN REPRESENTATION BY THE APPLICANT ON PUBLIC
CONSULTATION AND THE RESIDENTIAL VISUAL AMENITY ASSESSMENT**

August 2019
Revision A

Document Reference: 11.4.6
Submitted: Deadline 3
www.clevehillsolar.com



CLEVE HILL
SOLAR PARK

Written Representation by the Applicant on Public Consultation and the Residential Visual Amenity Assessment

1. Cleve Hill Solar Park Ltd. (CHSPL) has undertaken extensive consultation and engagement with residents, neighbours and landowners across communities in the vicinity of the proposed Cleve Hill Solar Park (the 'Development'). This consultation is fully detailed in the Consultation Report [APP-022] which was submitted as part of the DCO application. As part of the Acceptance process, in December 2018, Swale Borough Council, Kent County Council and Canterbury City Council each provided adequacy of consultation reports to the Planning Inspectorate, confirming that they were content with the consultation undertaken.
2. As required under Section 47 of the 2008 Planning Act (the 'Act 2008'), CHSPL consulted on a Statement of Community Consultation (SoCC), which was agreed with the local authorities in October 2017. The SoCC was advertised across the consultation area for the Development in November 2017 (Consultation Report Appendix 9, [APP – 023]). Detailed in the SoCC is the definition of the wider and core consultation area for the Development, with the core consultation area covering 12,800 homes and local business. All of these properties received direct mailings of the series of consultation materials issued throughout the pre-application consultation, commencing with the distribution of a Community Consultation Leaflet for the Phase One consultation in November 2017. All consultation materials clearly detailed how to contact CHSPL. This core consultation zone included all properties on Broom Street and Coney Banks and is illustrated in Figure 6 of the Consultation Report [APP-022], and Appendix 28 of the Consultation Report: Appendices [APP-025].
3. Within the core consultation zone, 25 properties which bordered the site boundary were invited to meet with members of the CHSPL project team in November 2017 by way of a letter dated 7 November 2017.
4. Over the course of the pre-application consultation, 13 of these neighbouring properties responded to these invitations and met with members of CHSPL. All meetings are detailed in Table 11 of the Consultation Report [APP-022].
5. Given the scale of the Development it was assessed that a Residential Visual Amenity Assessment ('RVAA') should be undertaken to help to understand the concerns of residents living in close proximity to the Development as part of the consultation process, the iterative design process, and to understand if there were any occasions where the impacts of the Development would be overbearing and as such render any property uninhabitable. The RVAA [APP-210] undertaken is reported in the Environmental Statement (ES) as Technical Appendix A7.4 of the Landscape and Visual Impact Assessment ('LVIA') [APP-037].
6. The process followed for the RVAA in the context of local consultation is summarised in the bullet points below and set out in further detail in the subsequent paragraphs:
 - Desk top assessment to identify properties, and groups of properties for assessment;
 - Site visit to verify desk top analysis and define the RVAA study area;
 - Letter sent to specific properties identified for individual assessment as part of the consultation process;

- Assessment site visit to specific properties (where permission was granted) was undertaken as part of the consultation process, and from publicly accessible boundaries of properties or clusters of properties as part of the RVAA.
 - Where requests were made by occupants (who were not sent the above letter) for inclusion of individual assessments at their properties, these additional assessments were undertaken in further assessment site visits as part of the consultation process.
 - A site visit was undertaken for properties identified for Detailed Assessment as part of the RVAA.
7. As part of the RVAA and LVIA process, an extensive desk top assessment was undertaken to understand the likely significant effects of the proposed Development upon residential receptors, and upon residential visual amenity. This included research using aerial photography and varying forms of base mapping together with the production of several Zones of Theoretical Visibility (Figures 7.2, 7.3 and 7.3a of the ES [APP-054]). This helped CHSPL to understand areas of likely visibility within the Core Landscape Study Area (CLSA) and the surrounding landscape to an area of approximately 5km.
 8. Following this, a site visit was undertaken to establish the accuracy of the above desk-based assessment and to understand where views from residential properties were possible and where such views would lead to likely significant effects. It was determined through this process and in line with extant guidance at the time, alongside professional judgement that a study area of 1km would be sufficient to understand the effects of the development upon Residential Visual Amenity ('RVA').
 9. Following the first phase of consultation, which concluded on 22 December 2017, a letter dated 26 January 2018 was sent to residents whose properties bordered the site boundary. The letter was issued to inform those residents that a RVAA would be undertaken and to request access to these properties to understand the impact on views. Although this was not a requirement of the RVAA process it was deemed an important part of the consultation process which would help inform the iterative design process.
 10. As part of the RVAA an assessment was undertaken from the nearest publicly accessible residential curtilage of all properties or property clusters within the 1km study area to assess the effects of the Development upon RVA and to assess whether such effects warranted further detailed assessment to understand if the Development would render the property or properties uninhabitable. The results of this initial assessment helped to both inform the iterative design process and to understand mitigation required to avoid, reduce or mitigate any effects, as well as to help determine through an LVIA based assessment of effects which properties would be significantly affected by the Development. Following this assessment professional judgement was made to assess whether such effects warranted further detailed assessment as part of the RVAA. It was determined that only those properties with Major significant effects being those properties in closest proximity would be taken forward to detailed assessment as all other properties would not experience impacts which would be overbearing or render the properties uninhabitable.
 11. On 2 February 2018 residents at Sparrow Court, Broom Street requested that the private curtilage, and interior of their property was also visited by a photographer and Chartered Landscape Architect as part of the consultation process. Exchanges via

email and telephone took place to confirm the arrangements for these additional surveys, which took place on 15 February 2018. Further to this, the CHSPL team held a meeting with these residents on 8 March 2018.

12. On 8 February 2018 residents at 2 New Houses, Broom Street also requested that their property and horse paddock was visited by a photographer and Chartered Landscape Architect as part of the consultation process. Exchanges via email and telephone took place to confirm the arrangements for these additional surveys, which took place on 15 February 2018. Further to this, the CHSPL team also met with the residents of the property on 15 March 2018.
13. Residents at 1 New Houses, Broom Street also contacted the project team to request a meeting with the CHSPL team. This meeting was held on 8 March 2018.
14. An assessment of the impact on views from within the curtilage of individual properties was undertaken at the residences of those who responded to the 26 January 2018 letter, and the residents of Broom Street who had requested a visit. This assessment was used to inform the masterplan and landscape mitigation proposals.
15. Detailed assessments at properties at Nagden, and at Warm House were undertaken where permission had been granted. This enabled a professional assessment of the visual change likely to be experienced from each room facing the Development site together with discussions with residents about the value they placed upon such views and specific aspects of the view which contributed to their appreciation of that view and their visual amenity.
16. During and following the site visit and detailed assessment a judgement based wholly on an assessment of visual amenity and based on professional judgement was formed as to whether, through the introduction of the Development the properties assessed would experience a change to their visual amenity which would render the property uninhabitable, and whether such visual change would be overbearing and exceed the Residential Visual Amenity Threshold. This assessment was also undertaken in light of potential mitigation to offset such impacts of visual change and a concluding assessment was made. Where properties at Nagden, namely Nagden Barn, did not respond to a request for a detailed assessment from their property, the Chartered Landscape Architect who undertook the detailed assessment assessed whether, from publicly accessible areas at the boundary of this property, impacts from the Development would likely be similar to those experienced from properties at Nagden (which were assessed in detail) to ensure a comprehensive assessment was undertaken.
17. Although the LVIA and RVAA were undertaken together, a clear hierarchy of stages was followed to understand likely significant effects in line with the LVIA process; together with professional judgement beyond the LVIA process which was in line with guidance at the time (Landscape Institute Draft for Consultation Residential Visual Amenity Assessment Technical Guidance Note, 13th February 2018) and guidance which has emerged since the RVAA was completed (Landscape Institute - Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19, 05th March 2019).