



The Planning Inspectorate Yr Arolygiaeth Gynllunio

The Planning Act 2008

Application for Development Consent for the Cleve Hill Solar Park

Case ref: EN010085

Examining Authority's Note of an Unaccompanied Site Inspection

Inspection 7: Church Road, Oare and Standard Quay, Faversham

12 September 2019, 1150 to 1225

The Examining Authority undertook an unaccompanied site inspection on 12 September 2019 to observe four buildings of heritage interest identified in a written submission into the Examination from GREAT [REP4-066]. All inspections took place from a public highway or publicly accessible place. This note is a brief record to inform the Applicant, Interested Parties and other parties of the actions taken by the Examining Authority.

The inspection was undertaken by all three members of the Examining Authority, Mr David Rose, Ms Helen Cassini and Mr Andrew Mahon.

The weather was warm and dry, and there was a light cloud cover. Long-distance views were clearly observed where available.

The Inspection was undertaken by car, with brief walks from the vehicle to each of the properties in question. Three buildings in Church Road, Oare were inspected first, as follows.

- Saint Peter's Church in Oare

The Grade 1 Listed Saint Peter's Church was inspected from Church Road and from the churchyard. The setting of the Church was assessed, and the open views from the north-east corner of the churchyard towards the southern part of the Proposed Development Site and Cleve Hill were observed. Elsewhere, the presence of evergreen vegetation such as yew trees was seen largely to obscure views towards the Site. Other notable features that were considered in relationship to views from the Church and its setting included Oare Creek, the various boatyards and associated maritime-related facilities on the eastern bank of Oare Creek and the pylon line. An assessment was also made of the influence of local topography on views and setting, including the continuation to the north-east and east of the higher ground and steep slope between the Churchyard and the banks of Oare Creek.

- Church House, Oare

The Grade 2 Listed Church House situated to the north of St Peter's Church was inspected from Church Road and from the churchyard of St Peter's Church. An analysis was made of the principal aspects and orientation of the building in relation to the Church, the wider group setting, and the relationship with the Proposed Development site. The nature of the garden and the screening provided by the property's orchard, shrubberies and trees was noted.

- Pheasant Farmhouse, Oare

The Grade 2 Listed Pheasant Farmhouse situated to the south of St Peter's Church was inspected from Church Road and from the approach to the St Peter's Church. The nature of the lawned gardens with some trees and shrubs and the open views from parts of the buildings and grounds eastwards across Oare Creek to Ham and Nagden Marshes towards the Proposed Development Site were noted. The Farmhouse's setting and relationship with other buildings nearby was viewed, including its barn and associated outbuildings and the apparently recently renovated outbuilding adjacent to Church Road.

Following the Inspection of these properties, the Examining Authority drove to Standard Quay in Faversham to inspect the following building.

- Oyster Bay House, Standard Quay

The character, location and setting of this Grade 2 Listed warehouse on Standard Quay were viewed from the car park to the west of the building. Its location immediately adjacent to Faversham Creek and the wharf were noted, along with its functional relationship with these and other maritime-related buildings, features, activities and facilities.