

Stonestreet Green Solar

Environmental Statement

Volume 4: Appendices

Chapter 8: Landscape and Views

Appendix 8.3: Viewpoint Correspondence

PINS Ref: EN010135

Doc Ref. 5.4

Version 1

June 2024

APFP Regulation 5(2)(a)

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009



From: [REDACTED]
To: [REDACTED] [ford.gov.uk](mailto:[REDACTED]@ford.gov.uk)
Cc: [REDACTED]
Subject: Stonestreet Green Solar - LVIA Viewpoints
Date: 06 January 2022 10:13:00
Attachments: [33158 LN-LP-04 ZTV-A0-LQ.pdf](#)
[33158 LN-LP-07 Visual Appraisal Plan-A1.pdf](#)
[33158 Site Context Photographs-A1.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Good morning [REDACTED]

By way of introduction, I am in the landscape architect appointed on the above project. Following site visits in December last year I would like to agree viewpoints to support the LVIA ES Chapter.

Please find attached the following:

- Preliminary ZTV – showing potential visibility in a wide initial area of search to inform the site visits;
- Visual Appraisal Plan – showing locations of representative views (Site Context Photographs) and refined study area which I suggest is suitable for the assessment; and
- Site Context Photographs.

We consider the above selection of viewpoints are appropriate to represent the range of views and landscape character within the study area/site and are sufficient to provide a robust assessment of the potential landscape and visual effects of the proposed development. I would be grateful if you could confirm if you are also happy with these, and if you have any comments, please do let me know.

Kind regards

[REDACTED]
Associate Landscape Architect

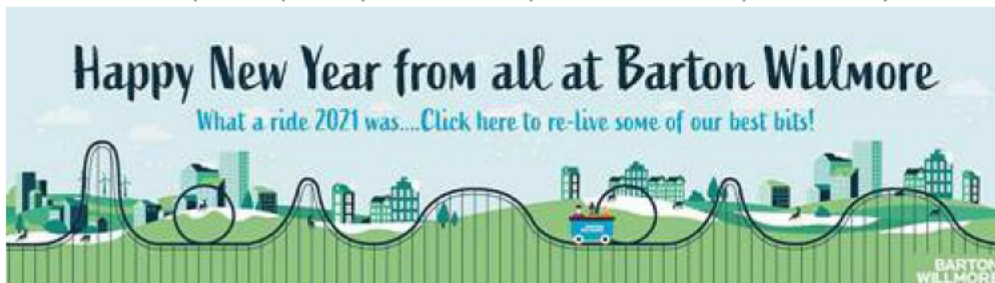


[REDACTED]
7 Soho Square, London, W1D 3QB

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a timely manner whilst our teams work remotely. For full guidance on the changes please visit- www.ashford.gov.uk/coronavirus-service-disruption

Please note that from 15-01-2021 my direct dial changed to 01233-330-556

From: [REDACTED]@bartonwillmore.co.uk>
Sent: 26 January 2022 10:57
To: [REDACTED]@ashford.gov.uk>; [REDACTED]@ashford.gov.uk>; [REDACTED]@ashford.gov.uk>
Cc: [REDACTED]@quantumpr.co.uk>; [REDACTED]@bartonwillmore.co.uk>; [REDACTED]@bartonwillmore.co.uk>; [REDACTED]@evolutionpower.co.uk>
Subject: RE: Stonestreet Green Solar NSIP

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[REDACTED]

Many thanks for your time this morning. I've set out below the key actions from our meeting:

- [REDACTED] to continue discussions with [REDACTED] (KCC) re: PPA and coordination of input to DCO process;
- [REDACTED] to schedule fortnightly meetings at 10am on a Tuesday starting 1st February 2022;
- [REDACTED] to provide commentary on the suggested LVIA viewpoints in advance of a potential discussion next Tuesday;
- [REDACTED] to provide feedback on the SoCC ahead of the prescribed deadline;
- [REDACTED] to provide [REDACTED] with a list of community groups for review;
- [REDACTED] to provide contact details for PRoW team at KCC;
- Site visit to be arranged for February (plus a site visit to an operational solar farm if possible).

I trust this covers everything. If you have anything to add, please let me know.

Many thanks

[REDACTED]

Infrastructure and Energy Director



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[REDACTED]

From: [REDACTED]@ashford.gov.uk>
Sent: 28 January 2022 10:42
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Stonestreet Green Solar NSIP
Attachments: Suggested additional views for LVIA - Stonestreet Solar.pdf

Hello [REDACTED]

Thanks for this summary of actions.

LVIA – as discussed, we feel that on the available information the suggested views are sensible / about right save for the absence of views from the north which seem to be missed for reasons that are not clear. The storage and distribution park at Sevington (bought by DfT and now IBF) was the subject of an ES and views from the Downs were considered so I can't see why the same landscape and visual impact assessment would not apply to something only a relatively small distance further eastwards down the M20 corridor.

Please see the attached pdf with my suggested views from the AONB Downs that is identified as being in the ZTV. There is 'Badgers Mount' further to the east on Pilgrims' Way but I can't vouch for it personally (whereas the others I can).

KCC PROW contacts – [REDACTED] and [REDACTED] would seem your best contacts to begin initial discussions about likely diversions / stopping up etc. Details below;-

[REDACTED]@kent.gov.uk
MIPROW | East Kent Area Manager | Public Rights Of Way & Access Service
| Kent County Council | The Granary | Penstock Hall Farm | Canterbury Road | East Brabourne |
Ashford | Kent | TN25 5LL Tel: [REDACTED]

[REDACTED]@kent.gov.uk
East Kent Area Officer | Public Rights Of Way & Access Service| Kent County
Council | The Granary | Penstock Hall Farm | Canterbury Road | East Brabourne | Ashford | Kent |
TN25 5LL Tel: [REDACTED]

Regards

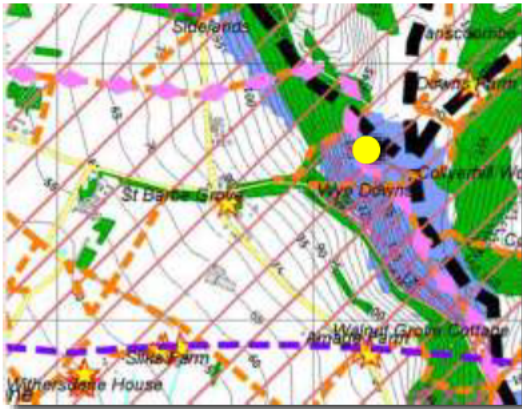
[REDACTED] | Strategic Development & Delivery Manager
Strategic Applications Team | Strategic Development & Delivery |
Planning & Development Service

[REDACTED]@ashford.gov.uk

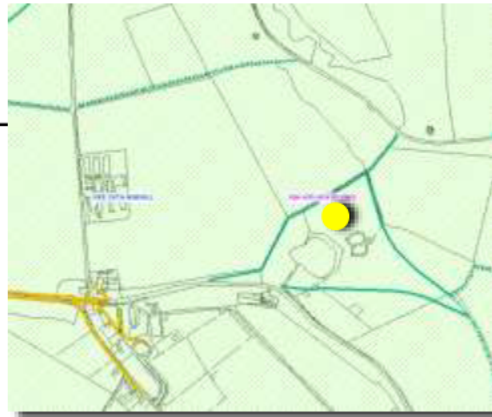


Visit our planning page at:
<http://www.ashford.gov.uk/planning-and-building-control>

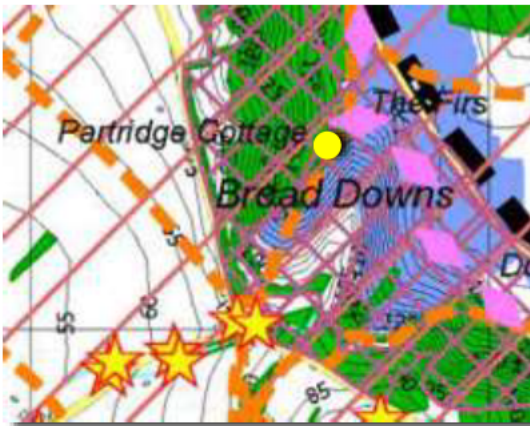
Please be aware due to new government guidelines concerning COVID-19 some of our administrative processes within the Planning Team have now changed. This is to process items in



Above The Crown, Wye, Kent Downs – AONB and on the North Downs Way and popular local PROW (in dark green - not definitive) walk



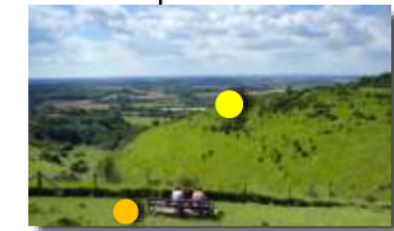
Views available from here to Ashford, areas along M20 corridor and in background the ridge at Northiam, Rye and Dungeness power station



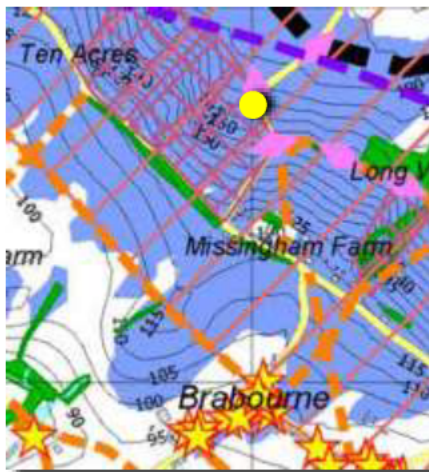
Adjacent to the 'Devil's Kneading Trough' ice age coombe on the North Downs Way and popular local PROW (in dark green - not definitive) walk



Popular Views available from resting points here down into Brook and beyond to areas along M20 corridor and to Dungeness power station in background



<https://www.discoveringbritain.org/activities/south-east-england/viewpoints/devils-kneading-trough-wye.html>



Top of the hill located on the northern side of 'Pilgrims Way' not too far north of the Five Bells PH at Brabourne



Great panorama south from the corner of the lane near the summit

