





- Legend
-  Application Site Boundary
  -  Framework Masterplan Boundary
  -  Local Authority Boundary
  -  10km boundary from site

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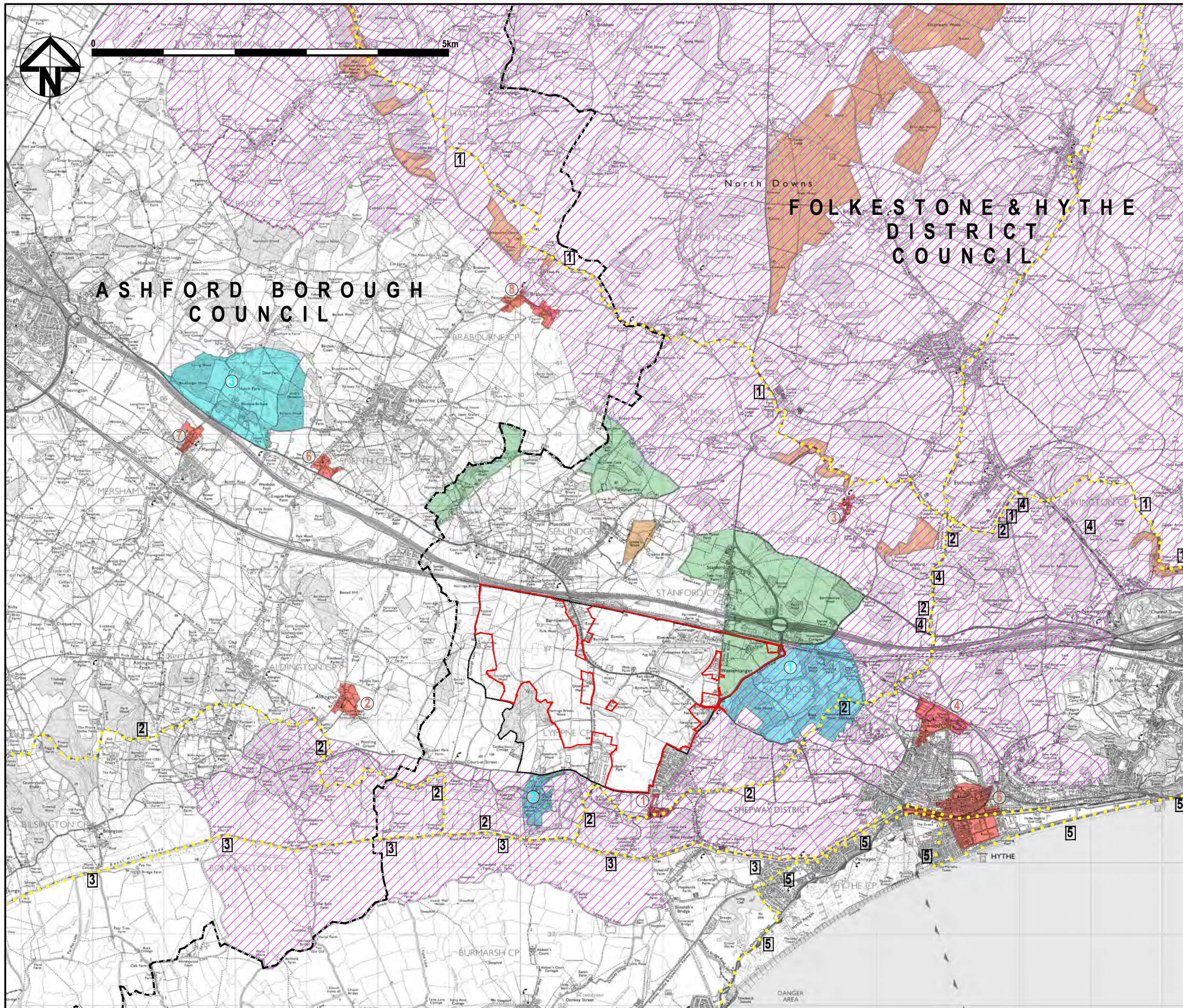
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**OTTERPOOL PARK**  
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Figure 12.1  
Study Area and Site Location

scale	@ size	datum	grid
1:90,000	A3	mAOD	OSGB 27700



- Legend**
- Application Site Boundary
  - Framework Masterplan Boundary
  - Local Authority Boundary
  - National Trail (NT) or Long Distance Path (LDP)
    - 1 North Downs Way NT
    - 2 Saxon Shore Way LDP
    - 3 Royal Military Canal Path LDP
    - 4 Elham Valley Way LDP
    - 5 England Coast Path NT

- Kent Downs Area of Outstanding Natural Beauty
- Open Access Land (CRoW Act 2000)
- Registered Parks & Gardens of Special Historic Interest
  - 1 Sandling Park
  - 2 Port Lympne
  - 3 Hatch Park

- FOLKESTONE & HYTHE DISTRICT COUNCIL**
- North Downs Special Landscape Area (outside of AONB)
  - Conservation Area
    - 1 Lympne
    - 3 Postling Vicinity
    - 4 Saltwood
    - 5 Hythe, High Street & Vicinity

- ASHFORD BOROUGH COUNCIL**
- Conservation Area
    - 2 Aldington - Church Area
    - 6 Smeeth
    - 7 Mersham
    - 8 Brabourne

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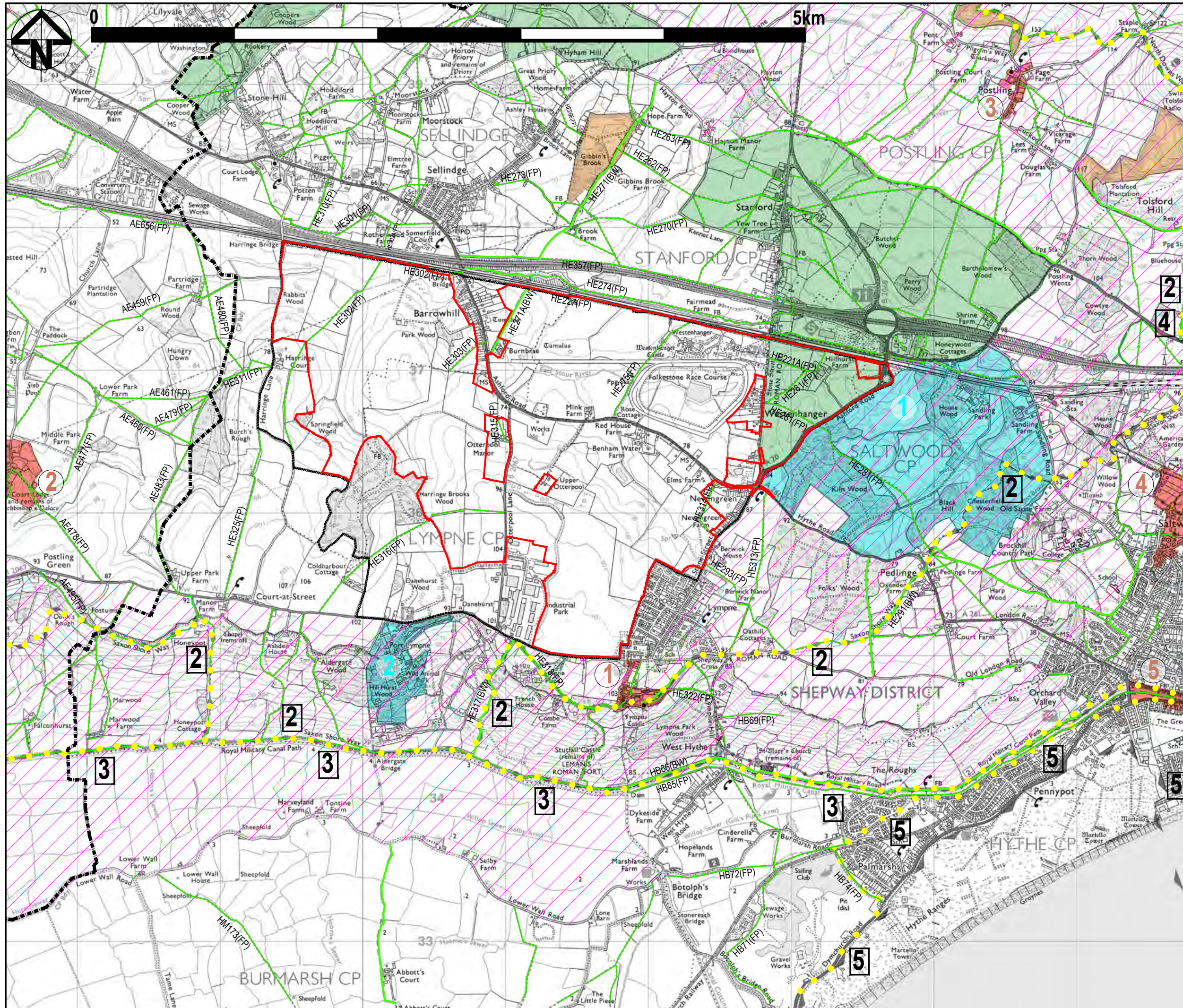
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**Figure 12.2**  
**Landscape Designations**  
**- Regional Level**

scale	@ size	datum	grid
1:50,000	A3	mAOD	OSGB 27700



**Legend**

- Application Site Boundary
- Local Authority Boundary
- Framework Masterplan Boundary
- Public Footpath
- Public Bridleway/Byway Open to All Traffic (BOAT)
- National Trail (NT) or Long Distance Path (LDP)
  - 1] North Downs Way NT
  - 2] Saxon Shore Way LDP
  - 3] Royal Military Canal Path LDP
  - 4] Elham Valley Way LDP
  - 5] England Coast Path NT
- Kent Downs Area of Outstanding Natural Beauty
- Open Access Land (CROW Act 2000)
- Registered Parks & Gardens of Special Historic Interest
  - 1. Sandling Park
  - 2. Port Lymyne

**FOLKESTONE & HYTHE DISTRICT COUNCIL**

- North Downs Special Landscape Area (outside of AONB)
- Conservation Area
  - 1. Lymyne
  - 3. Postling Vicinity
  - 4. Saltwood
  - 5. Hythe, High Street & Vicinity

**ASHFORD BOROUGH COUNCIL**

- Conservation Area
  - 1. Aldington - Church Area

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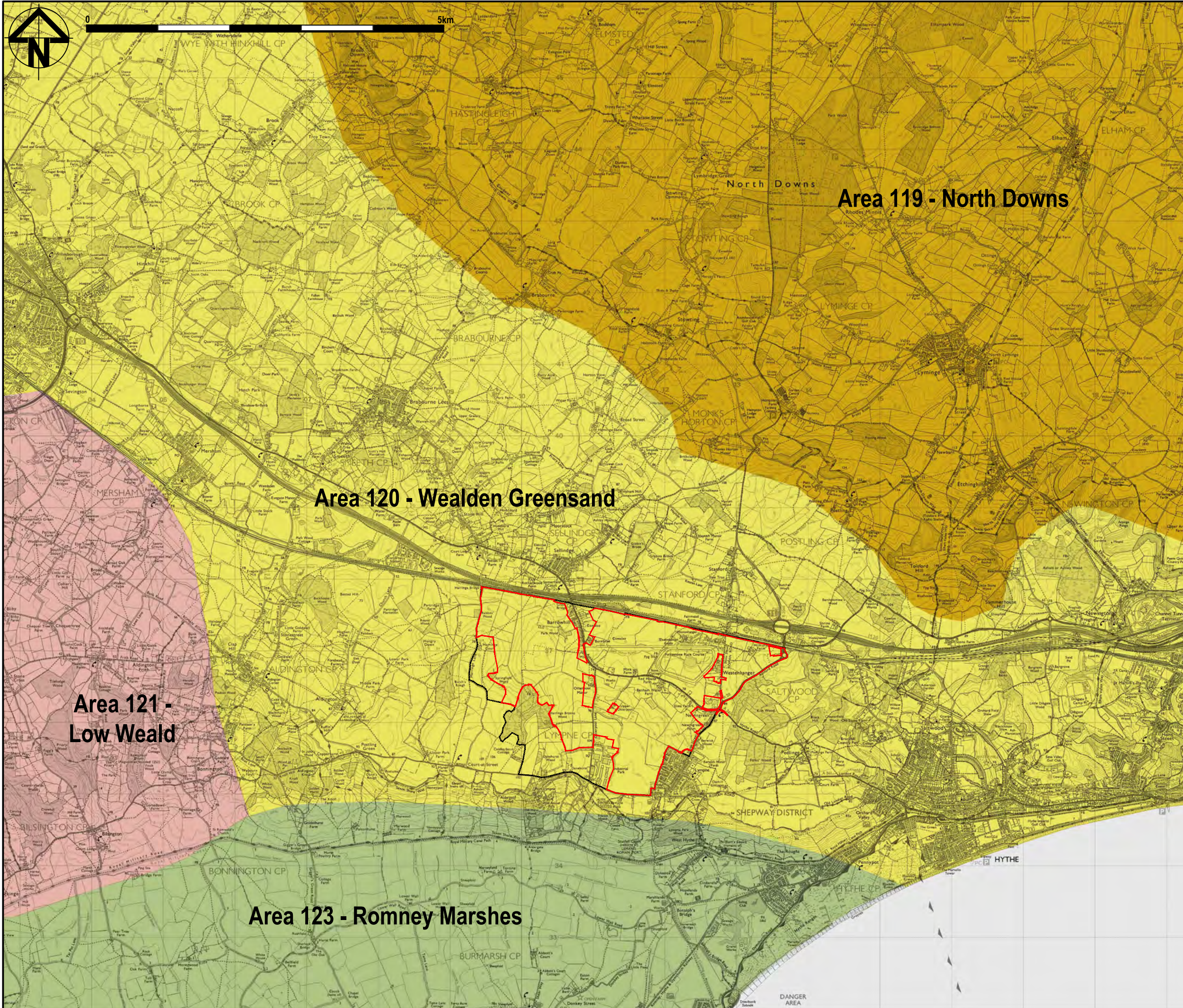
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
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Figure 12.3  
Landscape Designations  
- Local Level

scale	@ size	datum	grid
1:25,000	A3	mAOD	OSGB 27700



- Legend
-  Application Site Boundary
  -  Framework Masterplan Boundary

Data from Natural England  
 'National Character Area profiles'  
 published 30 September 2014

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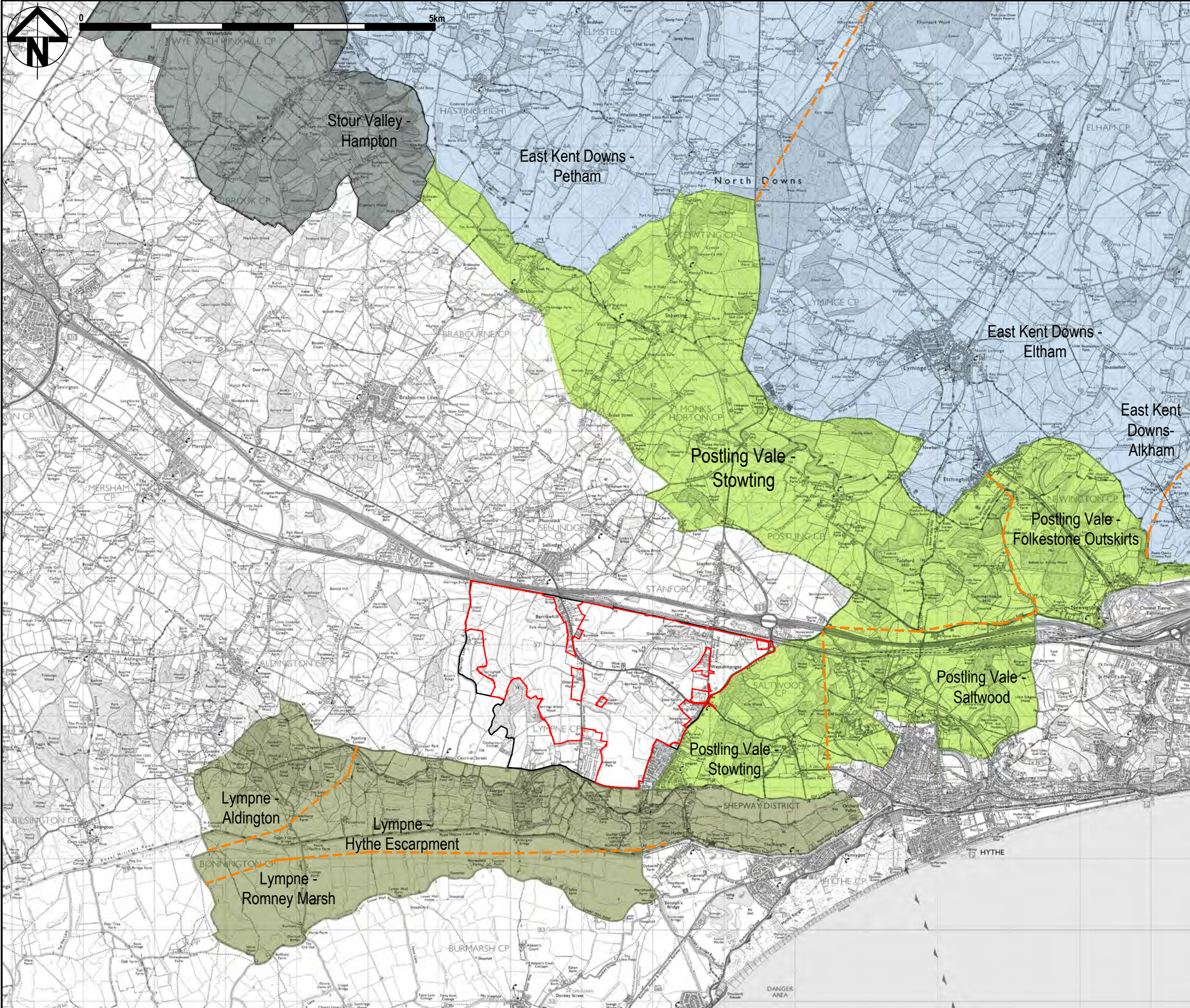
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Figure 12.4  
 Landscape Character Areas  
 - National Level

scale	@ size	datum	grid
1:50,000	A3	mAOD	OSGB 27700



**Legend**

- Application Site Boundary
- Framework Masterplan Boundary

The Kent Downs Landscape (1995), Countryside Commission Character Areas.

- Stour Valley
- East Kent Downs
- Postling Vale
- Lympe
- Sub-divisions between local character areas

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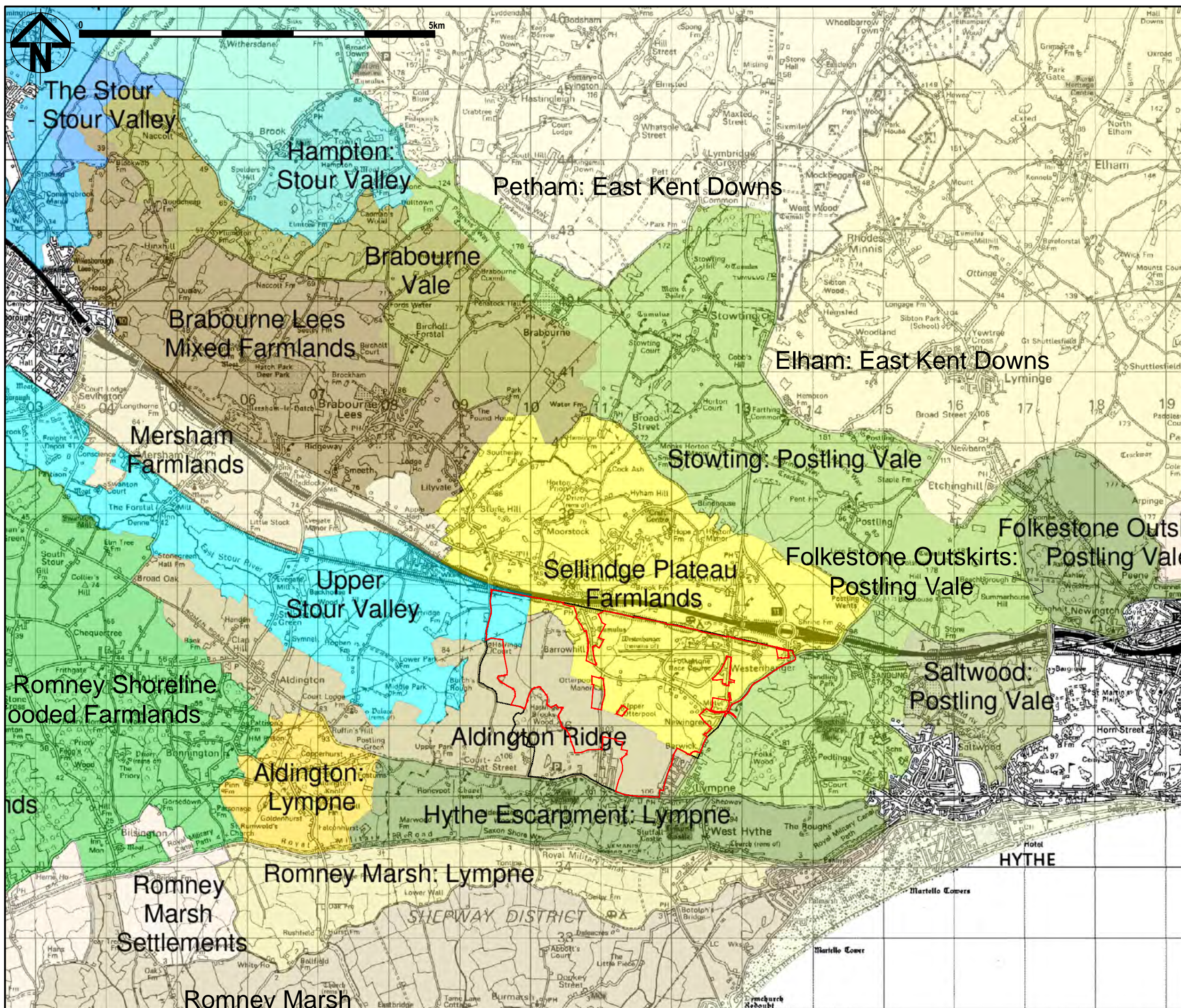
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Figure 12.5  
Landscape Character Areas  
- AONB Level

scale	@ size	datum	grid
1:50,000	A3	mAOD	OSGB 27700



**Legend**

-  Application Site Boundary
-  Framework Masterplan Boundary

Extract from *Landscape Assessment of Kent* (2004), Kent County Council

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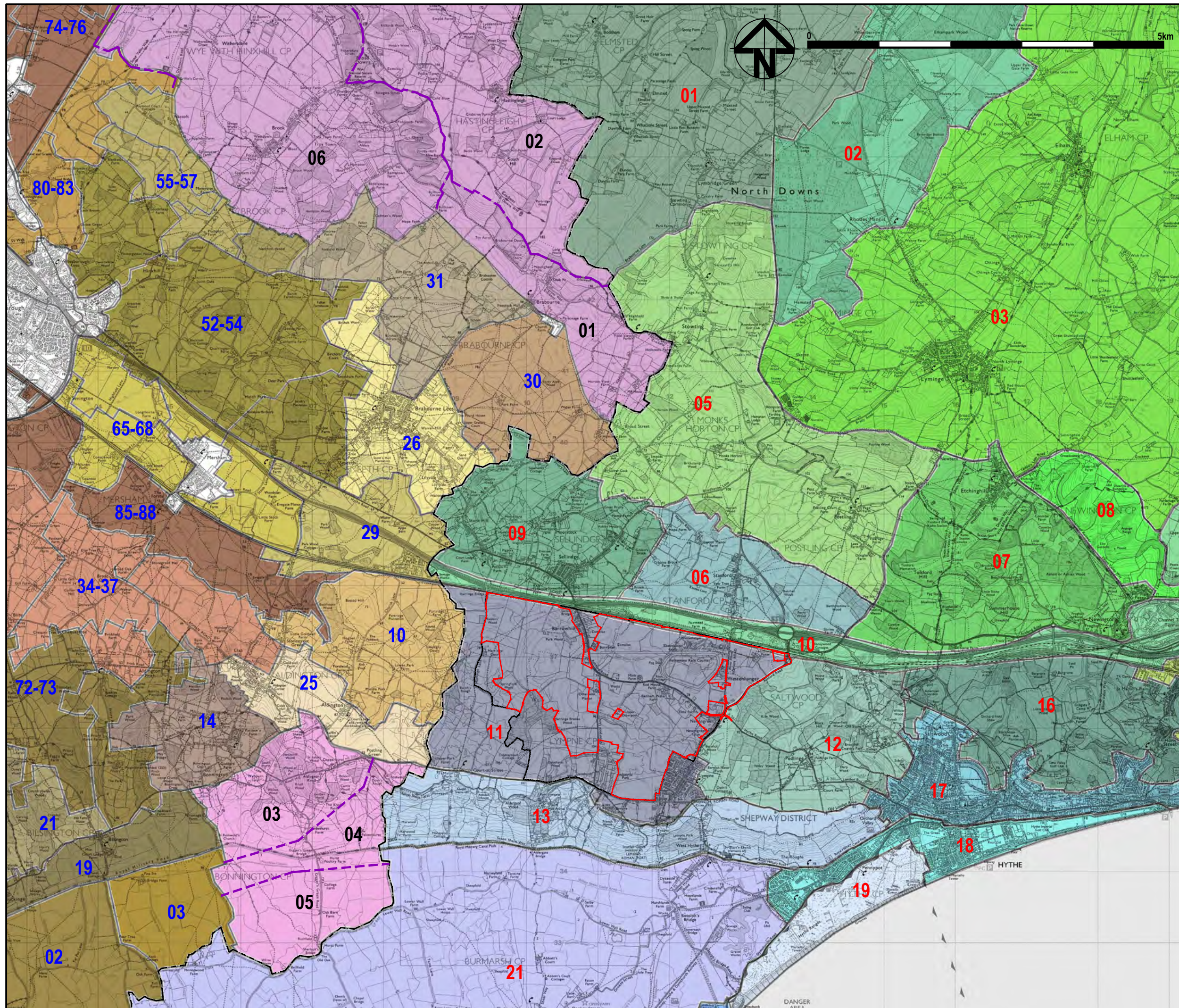
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Figure 12.6  
Landscape Character Areas  
- County Level

scale	@ size	datum	grid
1:50,000	A3	mAOD	OSGB 27700



**Legend**

- Application Site Boundary
- Framework Masterplan Boundary
- Local Authority Boundary
- 01** Shepway District Council (2017) High Level Landscape Appraisal - Landscape Character Areas

- SDC - 01. Petham: East Kent Downs
- SDC - 02. Elham: East Kent Downs
- SDC - 03. Alkham: East Kent Downs
- SDC - 05. Postling Vale
- SDC - 06. Stanford
- SDC - 07. Tolsford Hill
- SDC - 08. North Downs Ridge
- SDC - 09. Sellindge
- SDC - 10. M20 and HS1 Corridor
- SDC - 11. Lympe
- SDC - 12. Brockhill
- SDC - 13. Greensand Ridge
- SDC - 16. Hythe & Saltwood Wooded Valleys
- SDC - 17. Hythe Wooded Hills
- SDC - 18. Hythe Coast
- SDC - 19. Hythe Ranges
- SDC - 20. Romney Marsh Coast
- SDC - 21. Romney Marsh Proper Farmlands

**01** Ashford Borough Council (2011) Landscape Assessment of Ashford - Landscape Character Areas

- ABC - 02. Romney Marsh Mixed Farmlands
- ABC - 03. Royal Military Marshlands
- ABC - 10. East Stour Valley
- ABC - 14. Bonnington Wooded Farmlands
- ABC - 19. Old Romney Shoreline Settlements
- ABC - 21. Shadoxhurst Wooded Farmlands
- ABC - 25. Adington Ridgeline
- ABC - 26. Brabourne Lees Hilly Farmlands
- ABC - 29. Evegate Mixed Farmlands
- ABC - 30. Brabourne Arable Farmlands
- ABC - 31. Brabourne Farmlands
- ABC - 34-37. Aldington Ridge
- ABC - 39-40. Bethersden Farmlands
- ABC - 52-54. Brabourne Lees Mixed Farmlands
- ABC - 55-57. Brabourne Vale
- ABC - 65-68. Mersham Farmland
- ABC - 72-73. Old Romney Shoreline Wooded Farmland
- ABC - 74-76. Stour Gap
- ABC - 80-83. Stour Valley
- ABC - 85-88. Upper Stour Valley

- ABC - AONB (01) Postling Vale - Stowling
- ABC - AONB (02) East Kent Downs - Petham
- ABC - AONB (03) Lympe - Aldington
- ABC - AONB (04) Lympe - Hythe Escarpment
- ABC - AONB (05) Lympe - Romney Marsh
- ABC - AONB (06) Stour Valley - Hampton

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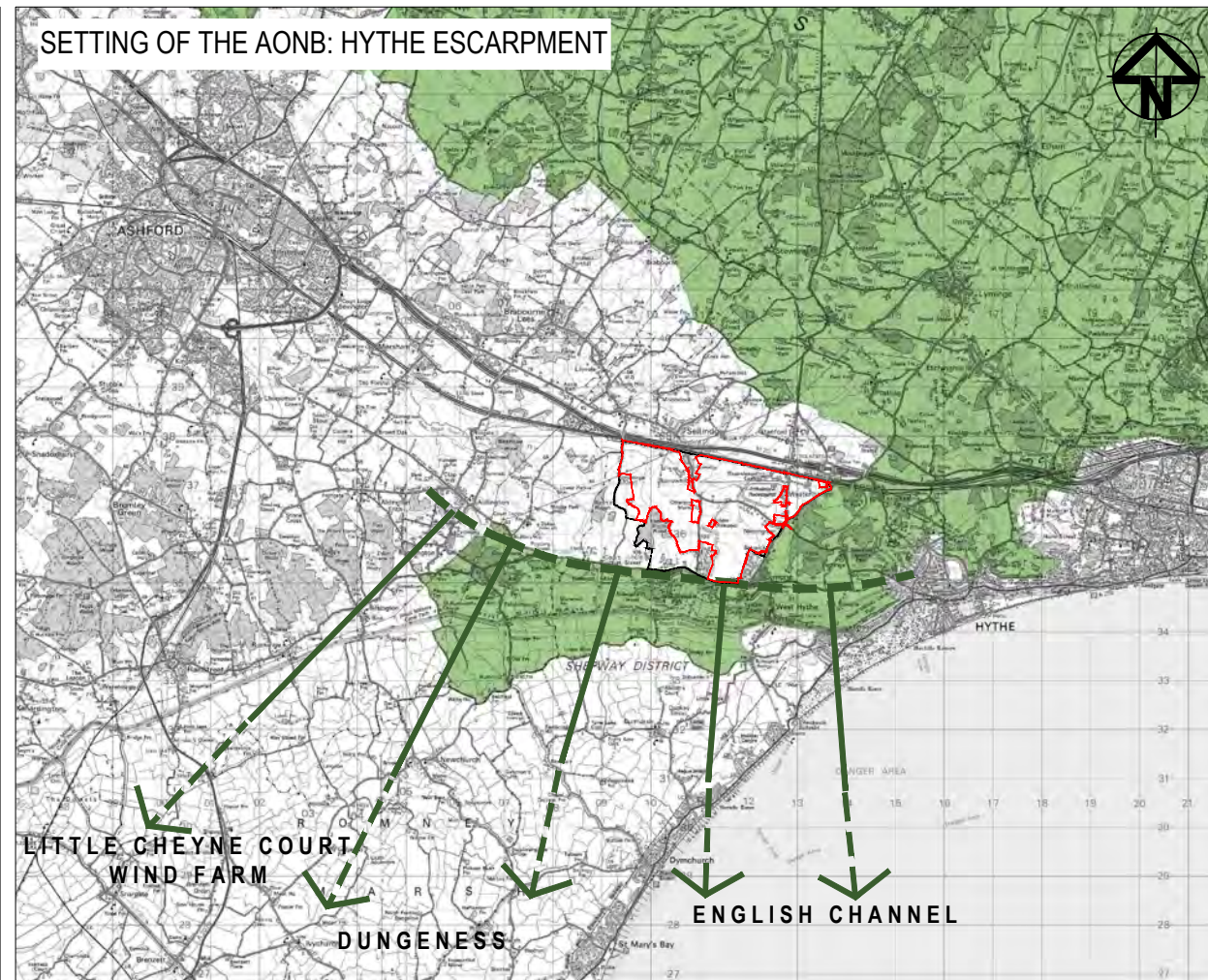
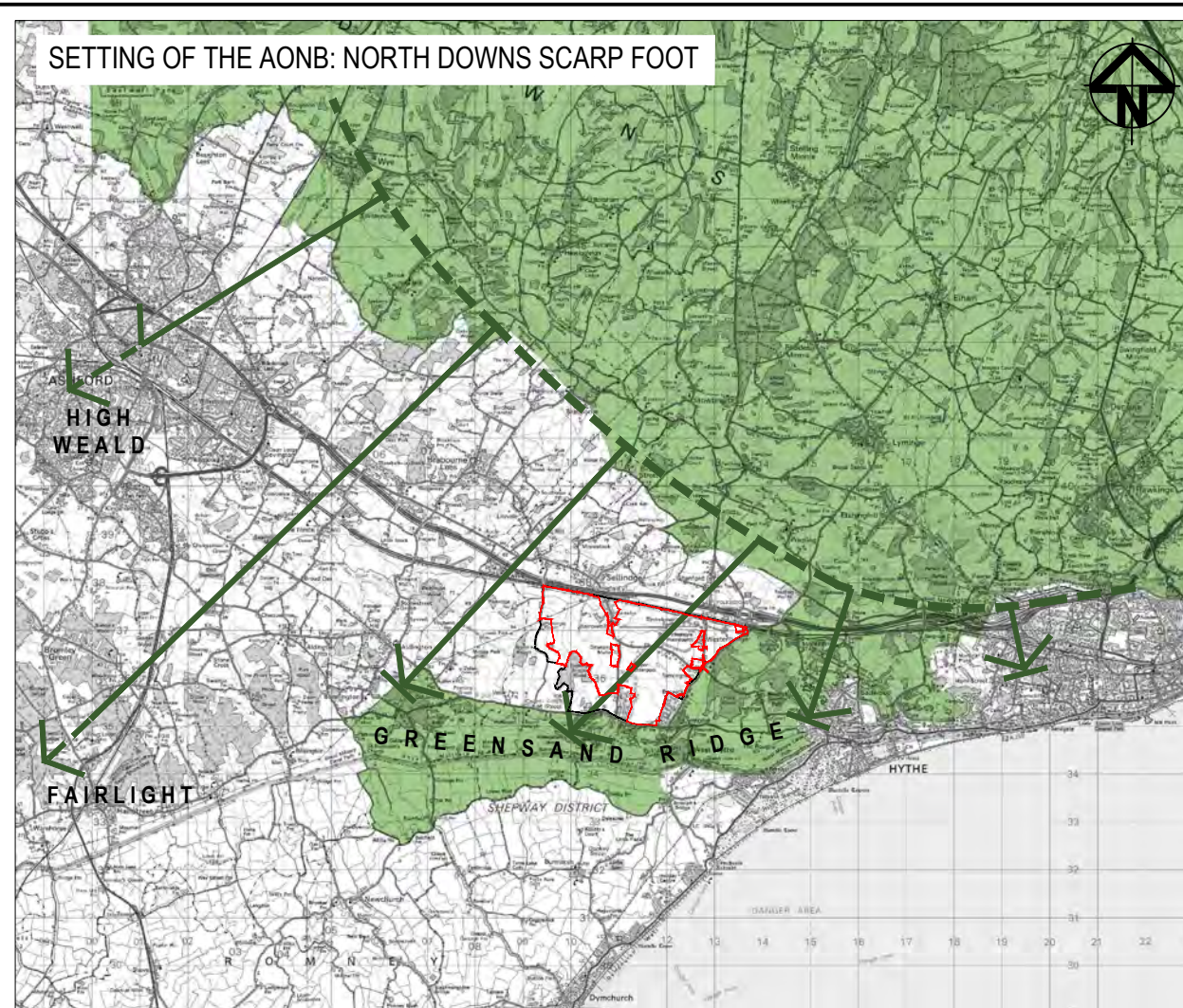
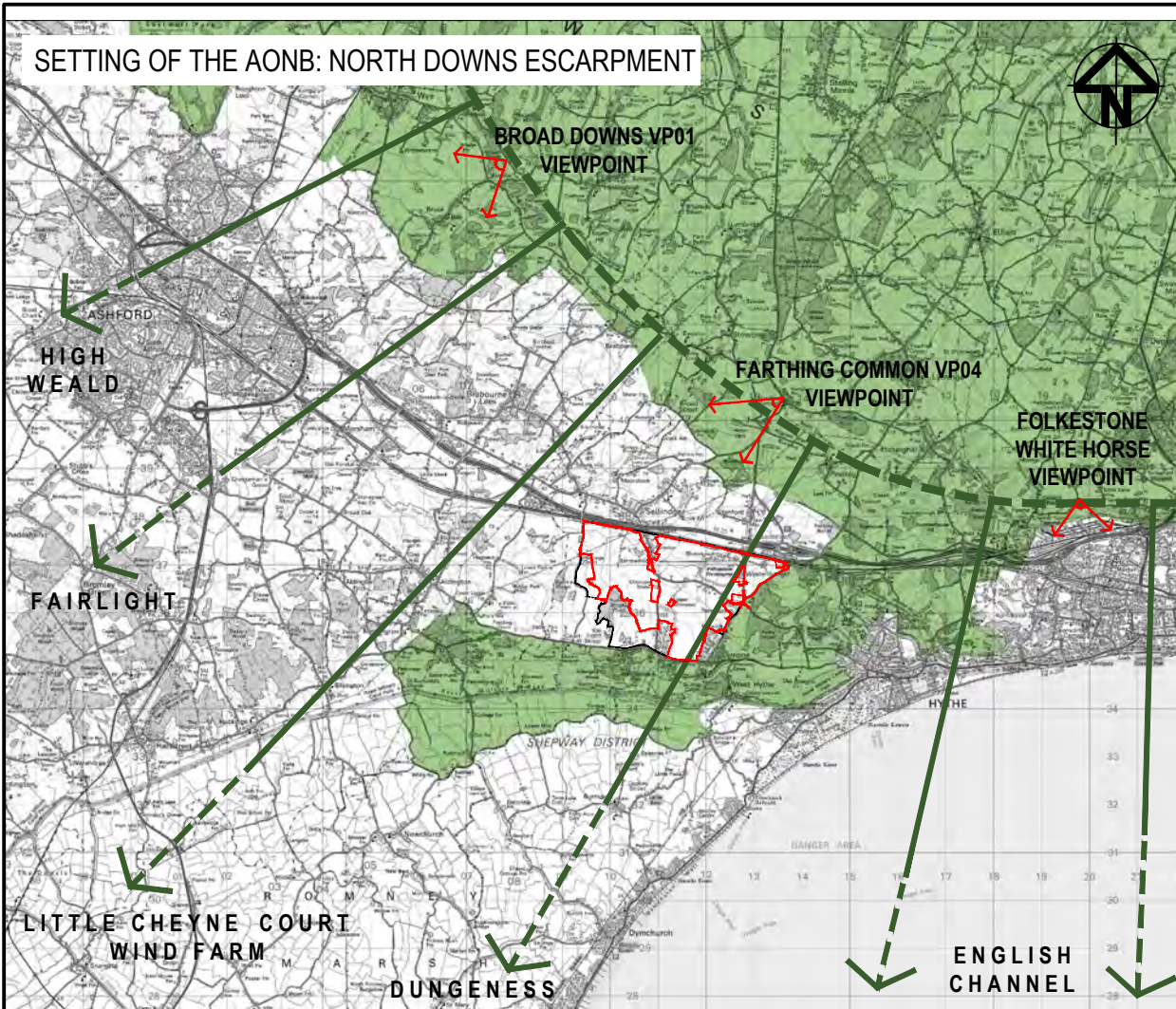
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**Figure 12.7**  
 Landscape Character Areas  
 - Local Level

scale	@ size	datum	grid
1:50,000	A3	mAOD	OSGB 27700



- Legend
-  Application Site Boundary
  -  Framework Masterplan Boundary
  -  Kent Downs AONB
  -  Setting Extents
  -  Limit of setting
  -  Limit of setting off extents of map
  -  Recognised viewpoints upon Ordnance Survey Mapping

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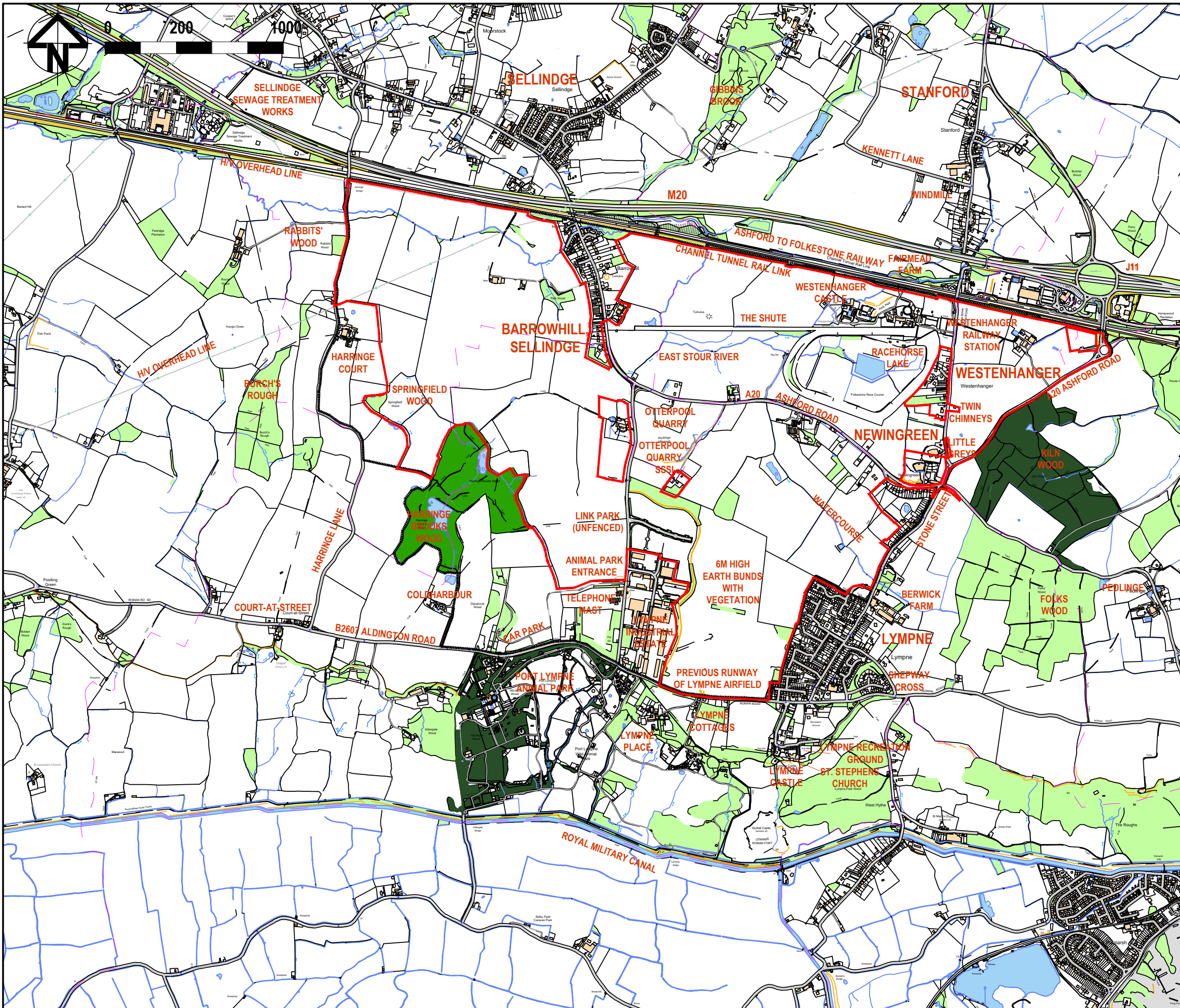


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Figure12.8  
Setting of the AONB

scale	@ size	datum	grid
1:150,000	A3	mAOD	OSGB 27700





Legend

- Application Site Boundary
- Framework Masterplan Boundary

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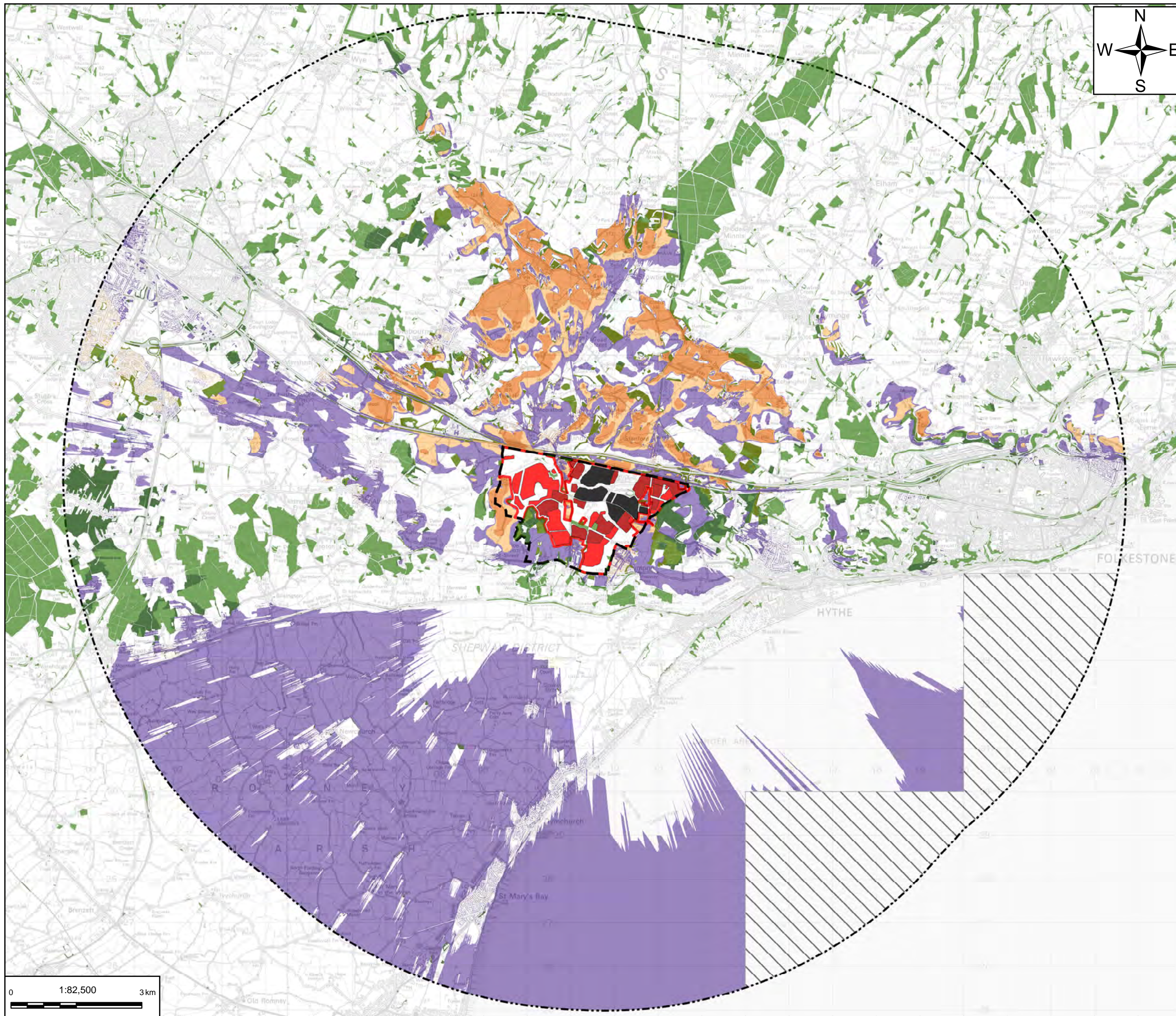
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Figure 12.9  
Existing Site Plan

scale	@ size	datum	grid
1:20,000	A3	mAOD	OSGB 27700



**Legend**

- Outline Planning Application Boundary
- Framework Masterplan Boundary
- 10km Radius from Application Site Boundary

**Proposed Development Heights Above Existing Ground Levels**

- Proposed Development High (up to 18m)
- Proposed Development Medium (up to 15m)
- Proposed Development Low (up to 12m)

**OS\_50k - Copy.tif**

Value: High : 255  
Low : 0

**Zone of Theoretical Visibility : Screening Features Analysis**

- Majority of the development visible (67-100% of points)
- Moderate part of the development visible (34-66% of points)
- Small part of the development visible (1-33% of points)
- Development not visible
- Area of no data available for OS Terrain 5
- Existing Woodland included in Analysis

ZTV Note: The computer generated Zone of Theoretical Visibility (ZTV) is based on a digital surface model generated from the 5m grid interval Ordnance Survey OS Terrain 50 dataset.

The ZTV is calculated using points placed in a 25m grid interval using 12/15/18m proposed development parcel heights as per "OPM(P)4003\_Y" with and the viewer height of 2m.

The screening effects of surface features such as buildings and any trees or woodland are not taken into consideration during the preparation of the ZTV.

The ZTV does not reflect the extent to which visibility reduces with distance from the target feature.

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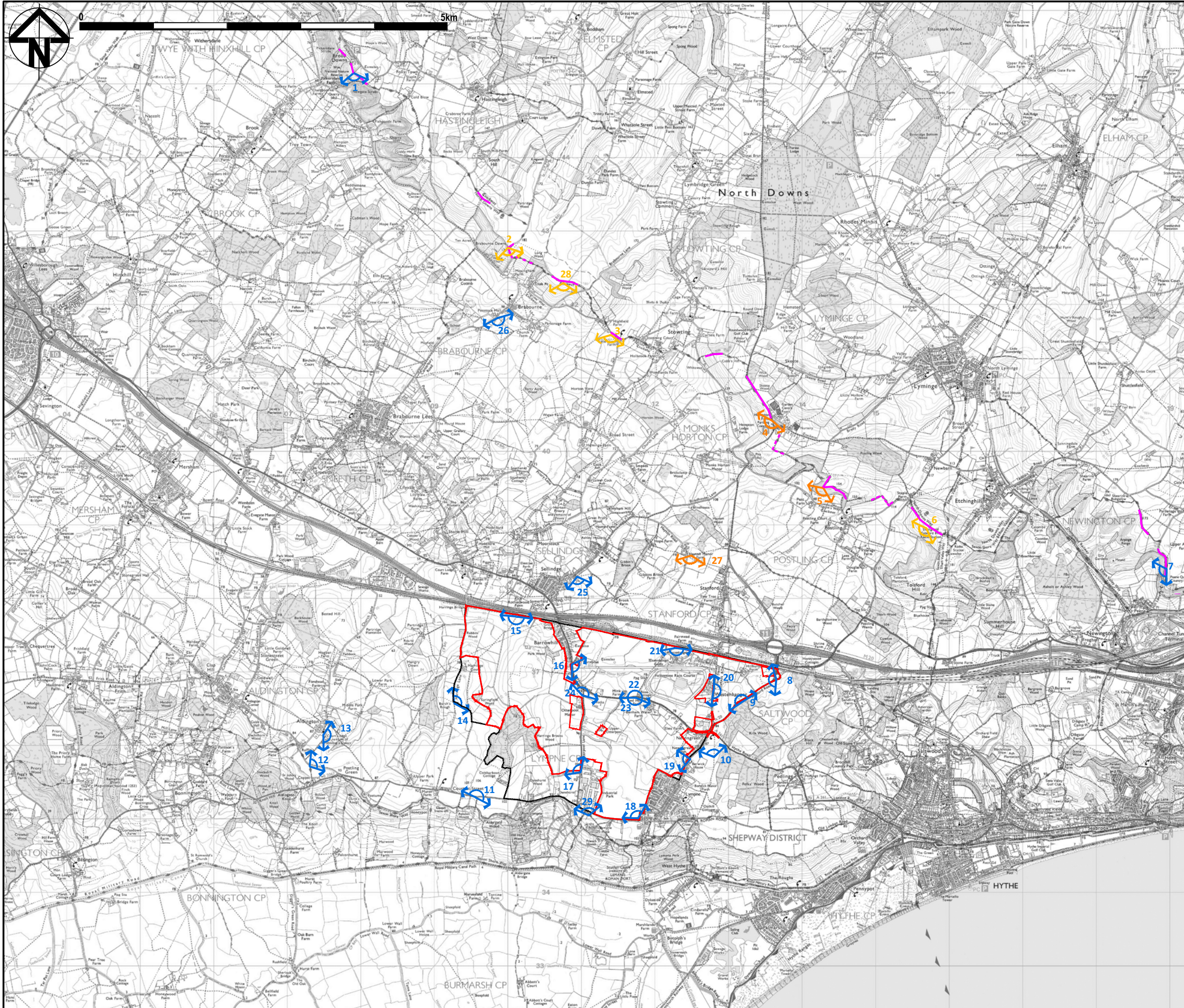
REV	Date	Description	Drawn	Check	Approv
02	16/03/2022	FOR INFORMATION	PS	RM	BH
01	01/10/2020	FOR INFORMATION	MA	RM	BH





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**Figure 12.10**  
**Zone of Theoretical Visibility**

scale	original size	datum	grid
1: 82,500	A3	Sx	OSGB



- Legend**
-  Application Site Boundary
  -  Framework Masterplan Boundary
  -  Viewpoint location
  -  Viewpoint location from which visualisations have been prepared

- Visibility from North Downs Way National Trail**
-  Clear
  -  Intermittent
  -  None

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**Figure 12.11**  
Viewpoint Location Plan

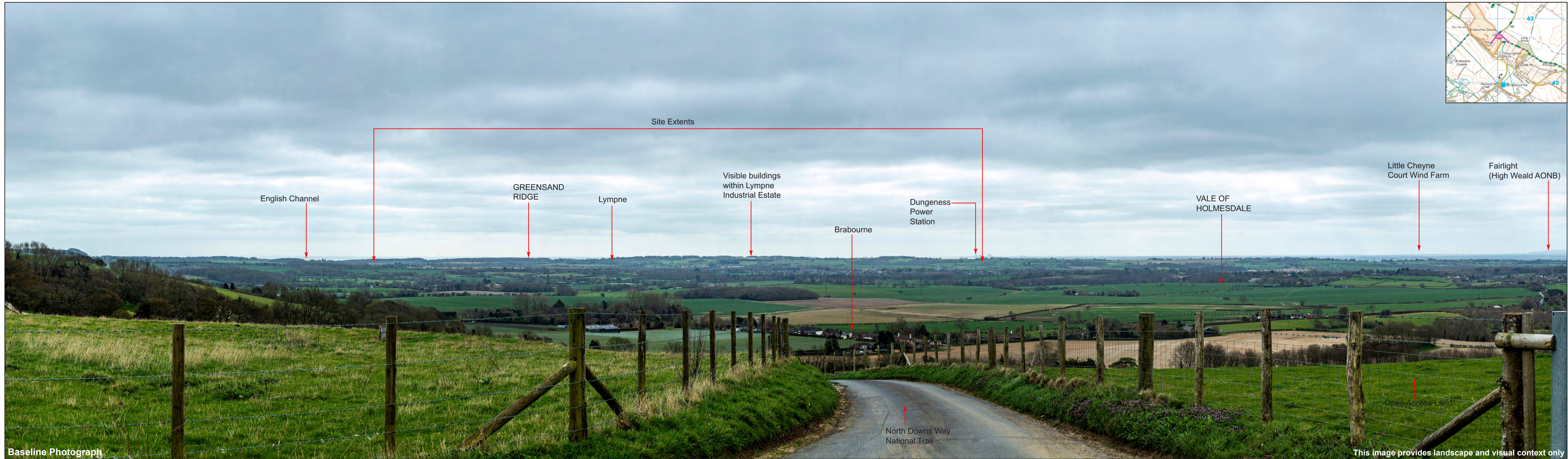
scale	@ size	datum	grid
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Baseline Photograph

This image provides landscape and visual context only

Viewpoint 01 Baseline Photograph	Project: OTTERPOOL PARK Date: October 2021	Viewpoint information: OS reference: 607912 E 142778 N Eye Level: 173.5m AOD Direction: 166 degrees Distance to site: 7548m	Horizontal Field of View: 90 degrees (cylindrical) Paper size: 841 x 594mm (A1 size) Printed image size: 820 x 240mm	Camera: Canon EOS 5D MkIII Lens: 50mm (Canon EF USM f1.4) Camera height: 1.5m Date & time: 02.04.2021 12.27	© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Local Government Information House Limited copyright and database rights 2021 0100031673
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Baseline Photograph

This image provides landscape and visual context only

Viewpoint 02 Baseline Photograph	Project: OTTERPOOL PARK Date: October 2021	Viewpoint information: OS reference: 610016 E 142778 N Eye Level: 179.5m AOD Direction: 172.13 degrees Distance to site: 4913m	Horizontal Field of View: 90 degrees (cylindrical) Paper size: 841 x 594mm (A1 size) Printed image size: 820 x 240mm	Camera: Canon EOS 5D MkIII Lens: 50mm (Canon EF USM f1.4) Camera height: 1.5m Date & time: 02.04.2021 12.05	© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Local Government Information House Limited copyright and database rights 2021 0100031673
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Figure 12.12  
Viewpoints 01 & 02 Baseline Photography

Project: OTTERPOOL PARK  
Date: October 2021





Baseline Photograph

This image provides landscape and visual context only

Viewpoint 03 Baseline Photograph

Viewpoint information:	OS reference:	611433 E 141595 N	Horizontal Field of View:	90 degrees (cylindrical)	Camera:	Canon EOS 5D MkIII		
	Eye Level:	107.5m AOD		Paper size:		841 x 594mm (A1 size)	Lens:	50mm (Canon EF USM f1.4)
	Direction:	181.69 degrees		Printed image size:		820 x 240mm	Camera height:	1.5m
	Distance to site:	3998m					Date & time:	02.04.2021 11.10



Baseline Photograph

This image provides landscape and visual context only

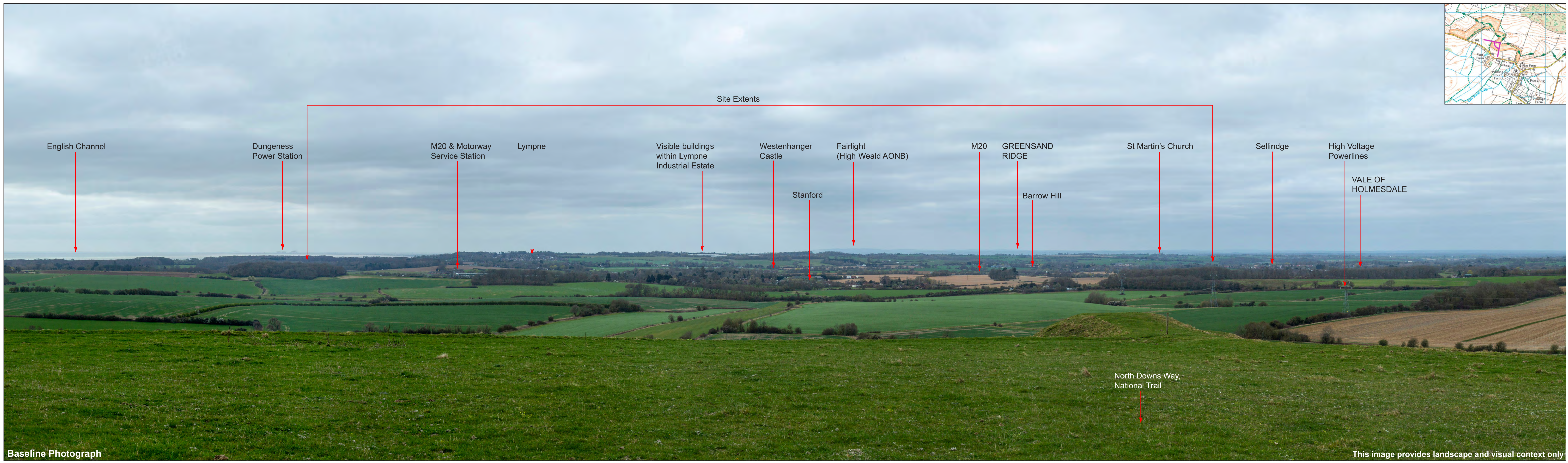
Viewpoint 04 Baseline Photograph

Viewpoint information:	OS reference:	613618 E 140373 N	Horizontal Field of View:	90 degrees (cylindrical)	Camera:	Canon EOS 5D MkIII		
	Eye Level:	182.5m AOD		Paper size:		841 x 594mm (A1 size)	Lens:	50mm (Canon EF USM f1.4)
	Direction:	209.12 degrees		Printed image size:		820 x 240mm	Camera height:	1.5m
	Distance to site:	3247m		Zoom factor:		100%	Date & time:	02.04.2021 12.05

Figure 12.13

Project: OTTERPOOL PARK  
Date: October 2021



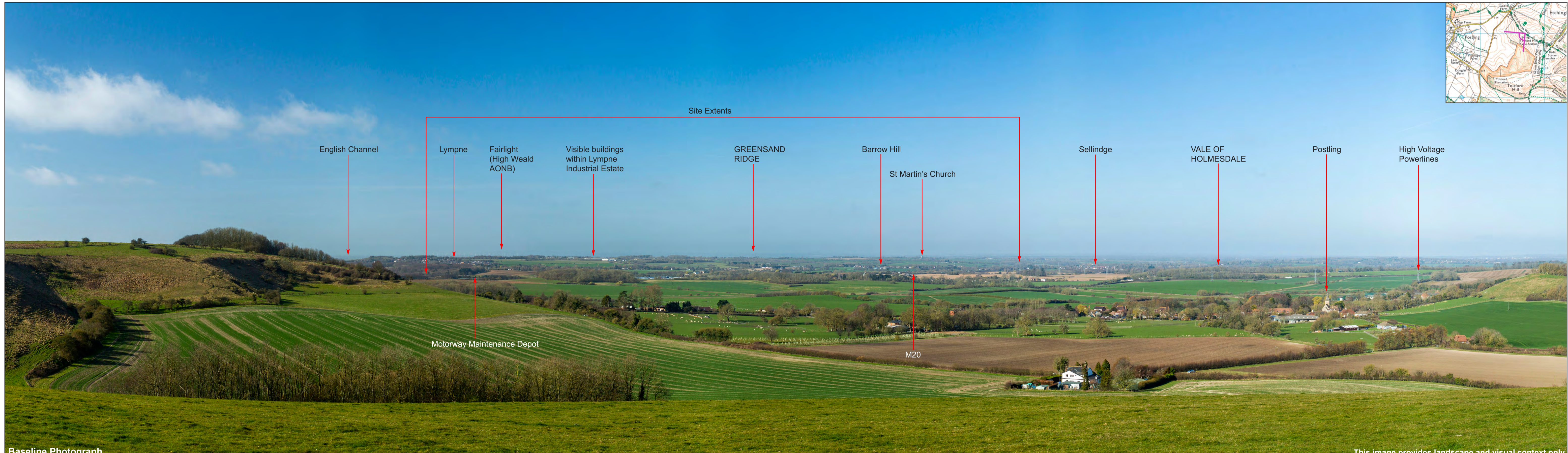


Baseline Photograph

This image provides landscape and visual context only

Viewpoint 05 Baseline Photograph

Viewpoint information:	OS reference:	614358 E 139553 N	Horizontal Field of View:	90 degrees (cylindrical)	Camera:	Canon EOS 5D MkIII		
	Eye Level:	153.5m AOD		Paper size:		841 x 594mm (A1 size)	Lens:	50mm (Canon EF USM f1.4)
	Direction:	222.90 degrees		Printed image size:		820 x 240mm	Camera height:	1.5m
	Distance to site:	2608m		Zoom factor:		100%	Date & time:	02.04.2021 10.40



Baseline Photograph

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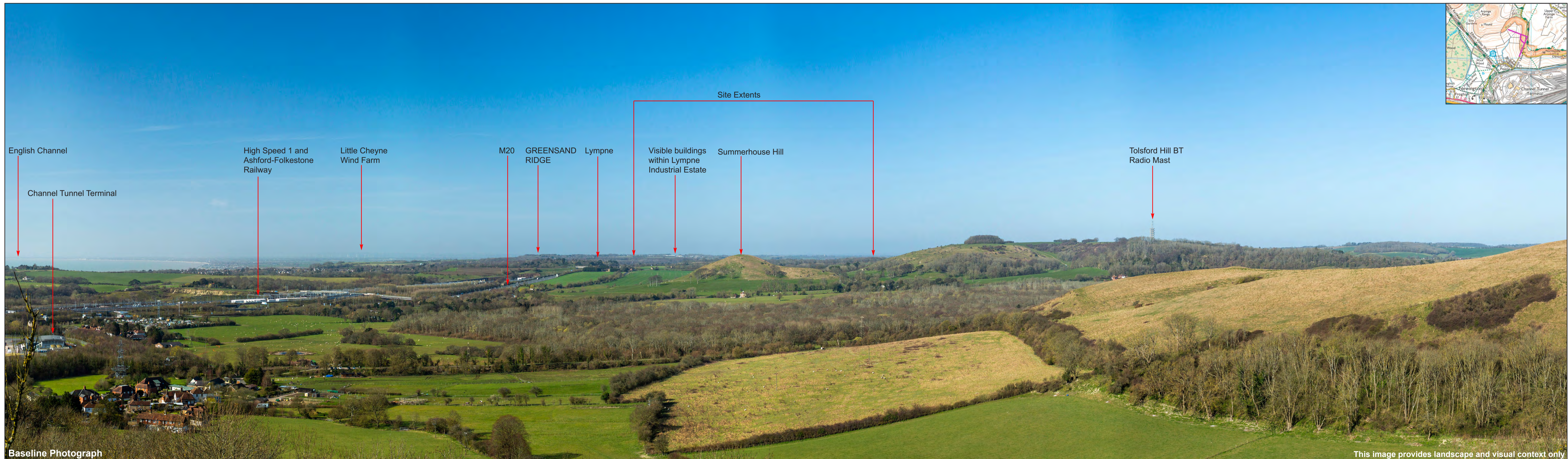
Viewpoint 06 Baseline Photograph

Viewpoint information:	OS reference:	615657 E 139023 N	Horizontal Field of View:	90 degrees (cylindrical)	Camera:	Canon EOS 5D MkIII		
	Eye Level:	168.5m AOD		Paper size:		841 x 594mm (A1 size)	Lens:	50mm (Canon EF USM f1.4)
	Direction:	243.2 degrees		Printed image size:		820 x 240mm	Camera height:	1.5m
	Distance to site:	2809m		Zoom factor:		100%	Date & time:	29.03.2021 09.22

Figure 12.14

Project: OTTERPOOL PARK  
Date: October 2021





Baseline Photograph

This image provides landscape and visual context only

Viewpoint 07 Baseline Photograph

Viewpoint information: OS reference: 618948 E 138361 N  
 Eye Level: 158.5m AOD  
 Direction: 254 degrees  
 Distance to site: 5473m

Horizontal Field of View: 90 degrees (cylindrical)  
 Paper size: 841 x 594mm (A1 size)  
 Printed image size: 820 x 240mm  
 Zoom factor: 100%

Camera: Canon EOS 5D MkIII  
 Lens: 50mm (Canon EF USM f1.4)  
 Camera height: 1.5m  
 Date & time: 29.03.2021 09.58

## Figure 12.15

Viewpoints 07 Baseline Photography

Project: OTTERPOOL PARK  
 Date: October 2021

