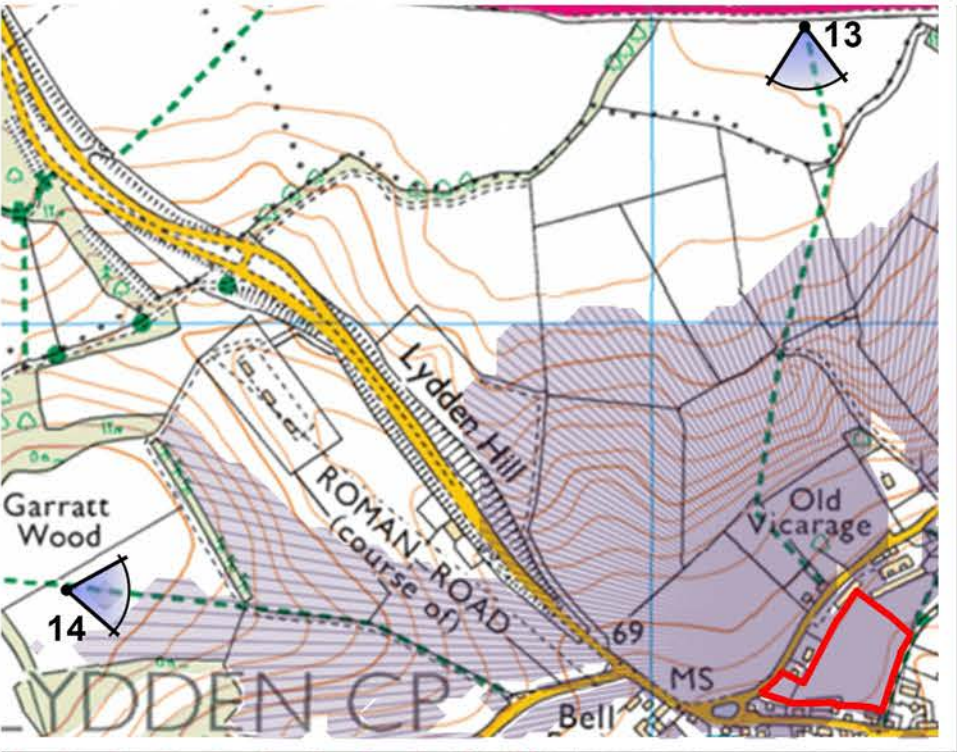
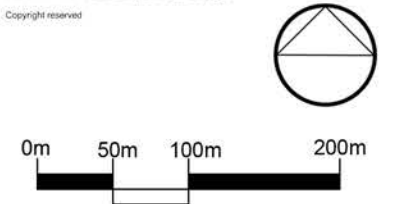


PROPOSED RESIDENTIAL DEVELOPMENT,
LAND AT CHURCH LANE,
LYDDEN,
DOVER
KENT.

Landscape & Visual Impact Assessment



NOTES:
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- Key:
- Application Site Boundary
 - Public Rights of Way
 - AONB - Area of Outstanding Natural Beauty
 - Viewpoint Location
 - Extent of Theoretical Visibility of Development.
Based on maximum development parameters of 9m above existing ground level.

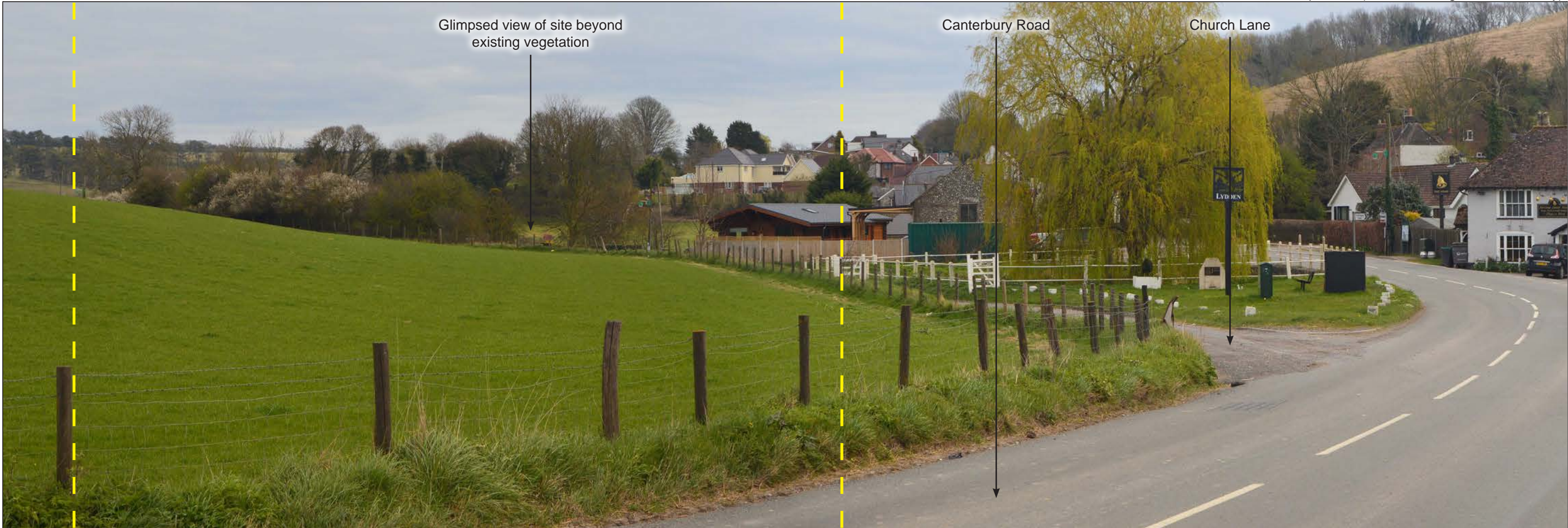
B	18.07.23		ZTV Overlay	BS	JB
A	12.07.23	REV	Updated photo record	AS	JB
		DATE	NOTE		DRAWN
REVISIONS					

aspect landscape planning

TITLE			
Land at Church Lane, Lydden Viewpoint Location Plan			
CLIENT			
Quinn Estates			
SCALE	DATE	DRAWN	CHK'D
1:5000 @ A3	APR 2022	EL	CJ
DRAWING NUMBER	REVISION		
7891 / VLP	B		



Viewpoint 6 (Panorama Image for Context Only)



Viewpoint Coordinates: E 626028 N 145452 Date & time of photograph: 13/04/2022 13:33 AOD & Viewing height: c. 67m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 6 (Annotated Panorama Image for Context Only)



Viewpoint 6 (Single Frame Image)



Viewpoint 7 (Panorama Image for Context Only)



Viewpoint Coordinates: E 626432 N 145682

Date & time of photograph: 03/02/2023 12:17

AOD & Viewing height: c. 64m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 7 (Annotated Panorama Image for Context Only)



Viewpoint 7 (Single Frame Image)



Viewpoint 8 (Panorama Image for Context Only)



Viewpoint Coordinates: E 626589 N 145680 Date & time of photograph: 05/04/2023 10:10 AOD & Viewing height: c. 64m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 8 (Annotated Panorama Image for Context Only)



Viewpoint 8 (Single Frame Image)



Viewpoint 9 (Panorama Image for Context Only)



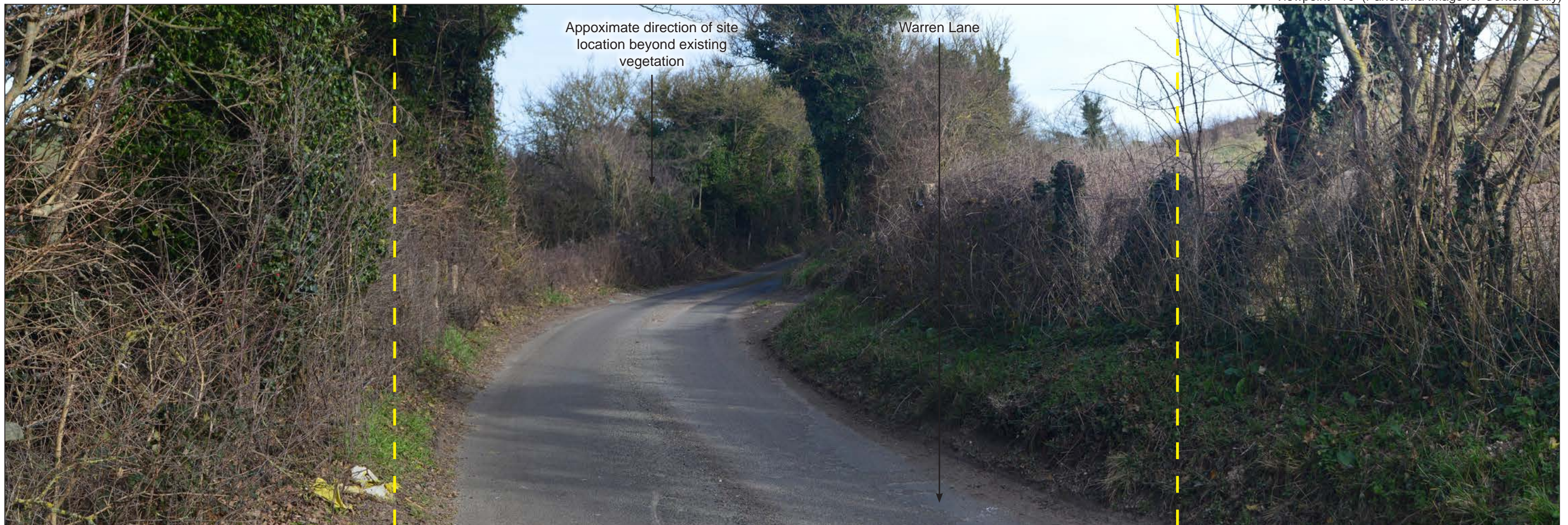
Viewpoint Coordinates: E 626723 N 145847 Date & time of photograph: 05/04/2023 10:03 AOD & Viewing height: c. 81m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 9 (Annotated Panorama Image for Context Only)



Viewpoint 9 (Single Frame Image)



Viewpoint 10 (Panorama Image for Context Only)



Viewpoint Coordinates: E 625895 N 145196

Date & time of photograph: 03/02/2023 14:01

AOD & Viewing height: c. 86m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 10 (Annotated Panorama Image for Context Only)



Viewpoint 10 (Single Frame Image)



Viewpoint 11 (Panorama Image for Context Only)



Viewpoint Coordinates: E 625802 N 145632 Date & time of photograph: 13/04/2022 12:58 AOD & Viewing height: c. 80m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 11 (Annotated Panorama Image for Context Only)



Viewpoint 11 (Single Frame Image)



Viewpoint 12 (Panorama Image for Context Only)



Viewpoint Coordinates: E 626195 N 145949 Date & time of photograph: 13/04/2022 15:10 AOD & Viewing height: c. 118m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 12 (Annotated Panorama Image for Context Only)



Viewpoint 12 (Single Frame Image)



Viewpoint 13 (Panorama Image for Context Only)



Viewpoint Coordinates: E 626216 N 146444 Date & time of photograph: 03/02/2023 12:36 AOD & Viewing height: c. 129m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 13 (Annotated Panorama Image for Context Only)



Viewpoint 13 (Single Frame Image)



Viewpoint 14 (Panorama Image for Context Only)



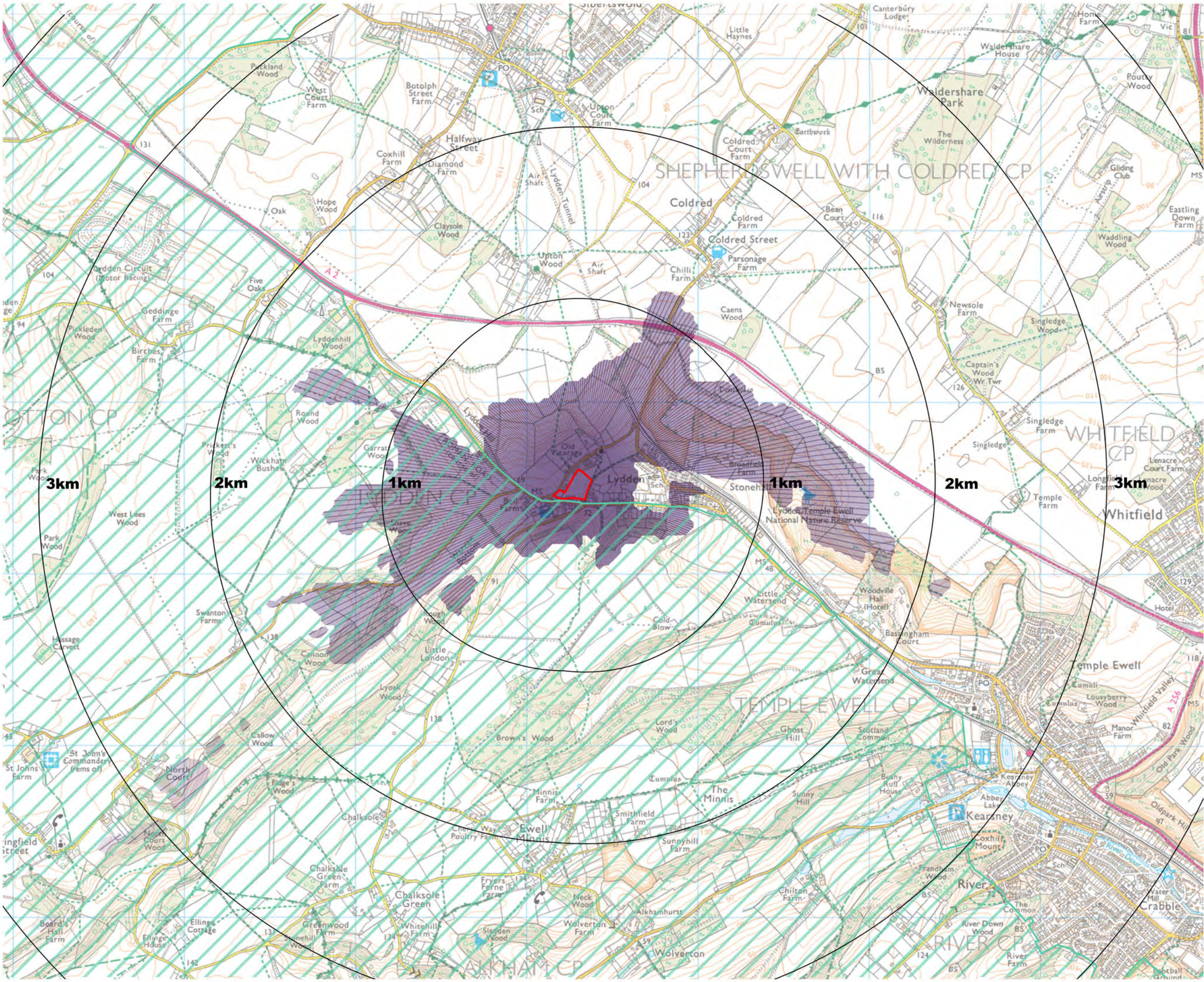
Viewpoint Coordinates: E 625143 N 145618 Date & time of photograph: 03/02/2023 13:24 AOD & Viewing height: c. 128m AOD 1.6m Weather conditions: Clear, good visibility. Viewpoint 14 (Annotated Panorama Image for Context Only)



Viewpoint 14 (Single Frame Image)

APPENDIX 3

ZONE OF THEORETICAL VISIBILITY



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0m 200m 400m 1km

- Key:
- Application Site Boundary
 - Extent of Theoretical Visibility of Development.
Based on maximum development parameters of 9m above existing ground level.
 - Development Theoretically Not Visible
 - Area of Outstanding Natural Beauty

Note: The area shown as visible is calculated using the bare earth model and does not take into account the potential screening by vegetation or buildings, in line with GLVIA3. The landform OS data contour accuracy used for the ZTV is better than 3m (RMSEI). The ZTV therefore should be used to inform on site assessment only and should not be used as a substitute for visiting the site and its environs.

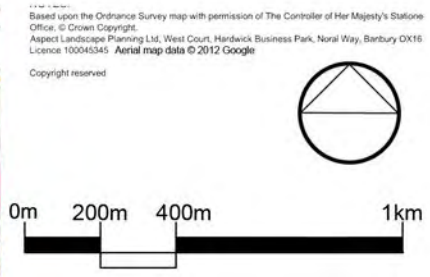
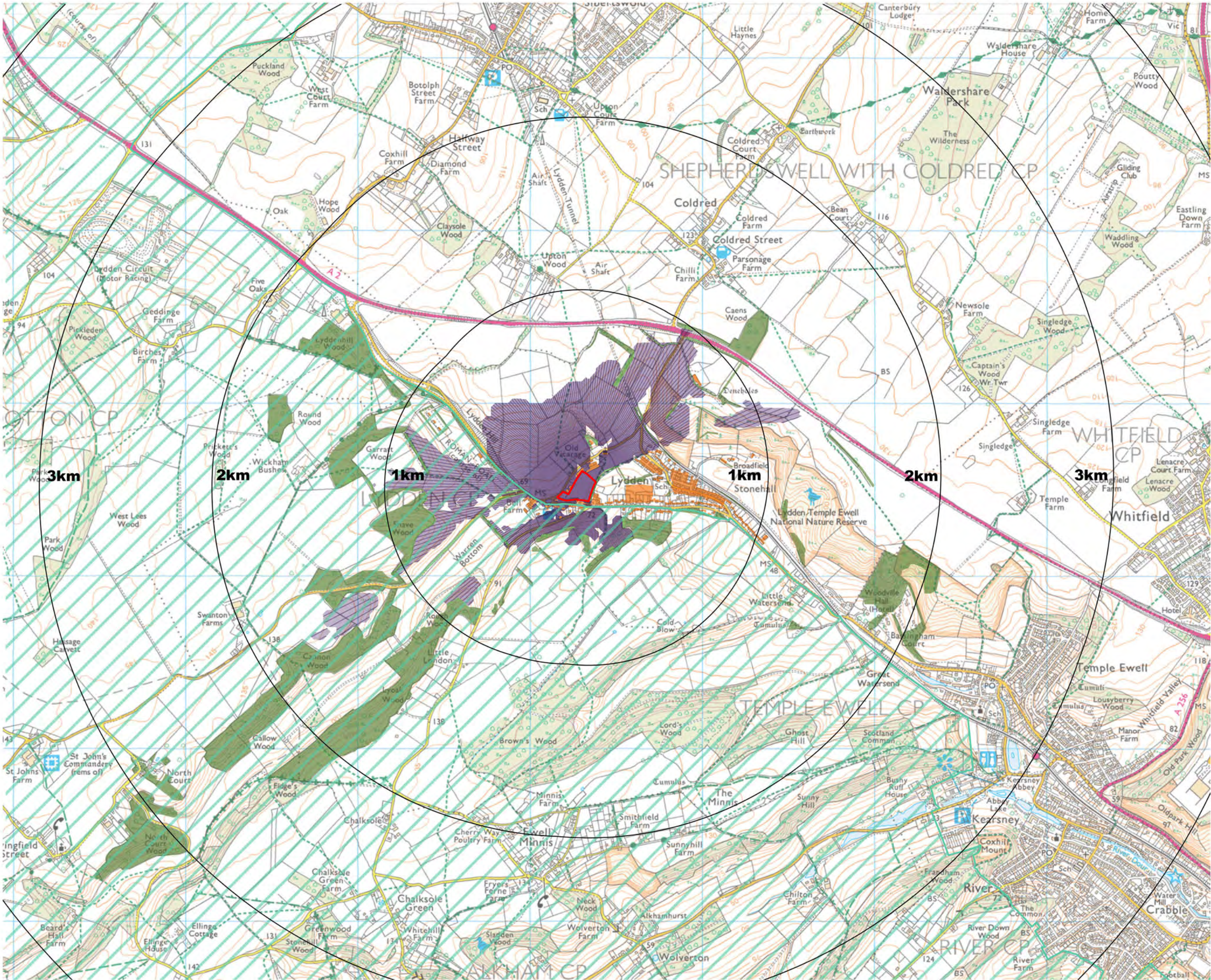
REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
Land at Church Lane, Lydden
Zone of Theoretical Visibility Plan
Bare Earth

CLIENT
Quinn Estates

SCALE 1:20,000@A3	DATE JULY 2023	DRAWN BS	CHK'D CJ
DRAWING NUMBER 7891 / ZTV / BE		REVISION	



- Key:**
- Application Site Boundary
 - Extent of Theoretical Visibility of Development. Based on maximum development parameters of 9m above existing ground level.
 - Development Theoretically Not Visible
 - Area of Outstanding Natural Beauty

- Visual Barriers (Assumed Heights)**
- Existing Settlements & Built Form Approx. 9m
 - Existing Woodland & Tree Belts Approx. 12m (Taken from OS Map and Aerial Photography).

Note: The area shown as visible is calculated using the bare earth model and takes into account key visual barriers such as existing built settlements and woodland as shown on the plan. The landform OS data contour accuracy used for the ZTV is better than 3m (RMSEI). The ZTV therefore should be used to inform on site assessment only and should not be used as a substitute for visiting the site and its environs.

REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
Land at Church Lane, Lydden
Zone of Theoretical Visibility Plan
Visual Intrusion

CLIENT
Quinn Estates

SCALE 1:20,000@ A3	DATE JULY 2023	DRAWN BS	CHK'D CJ
DRAWING NUMBER 7891 / ZTV / VI		REVISION	

END OF PART 2 of 2

Refer to Part 1 of 2

landscape planning • ecology • arboriculture

aspect

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