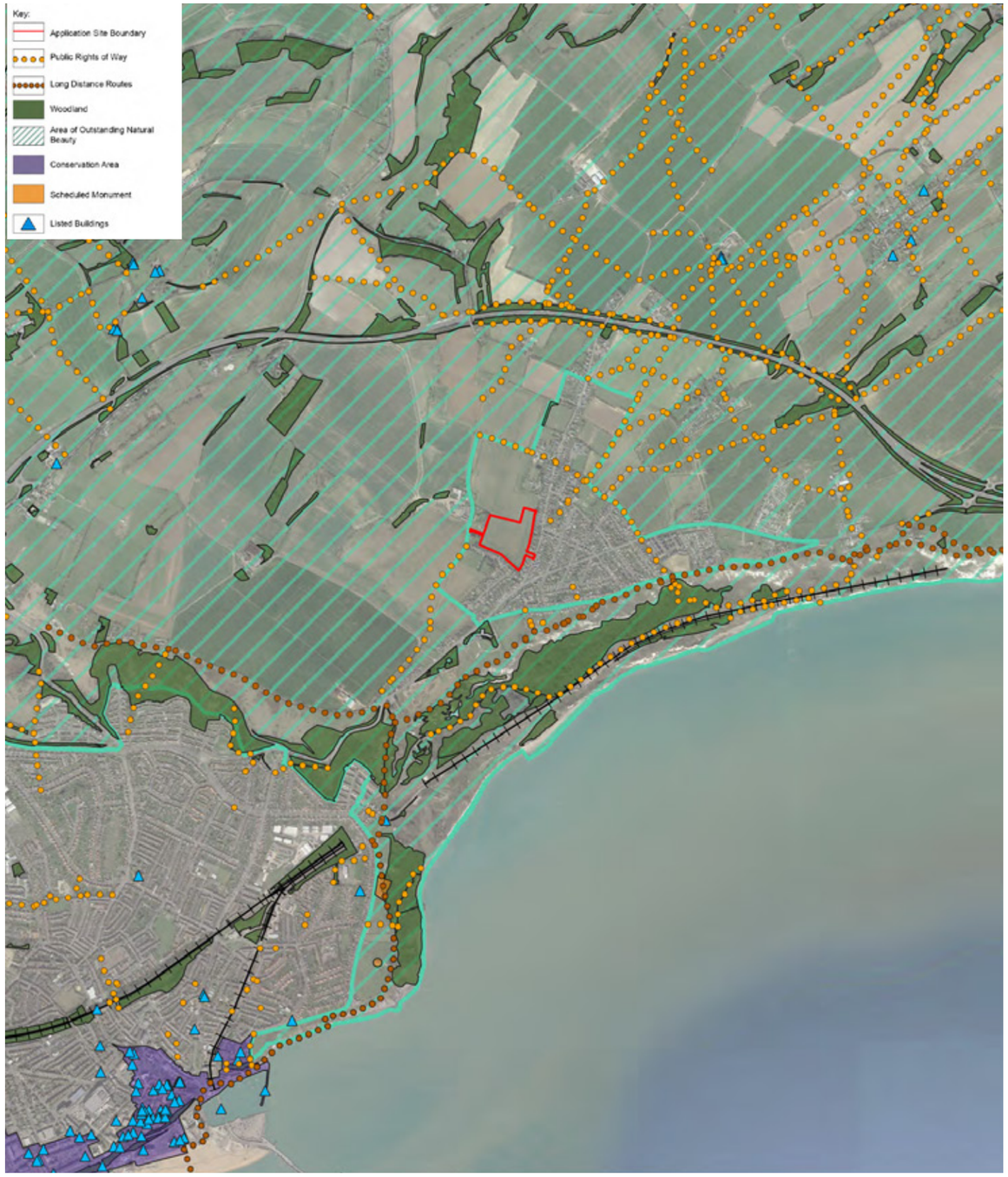
LOCAL LANDSCAPE CHARACTER



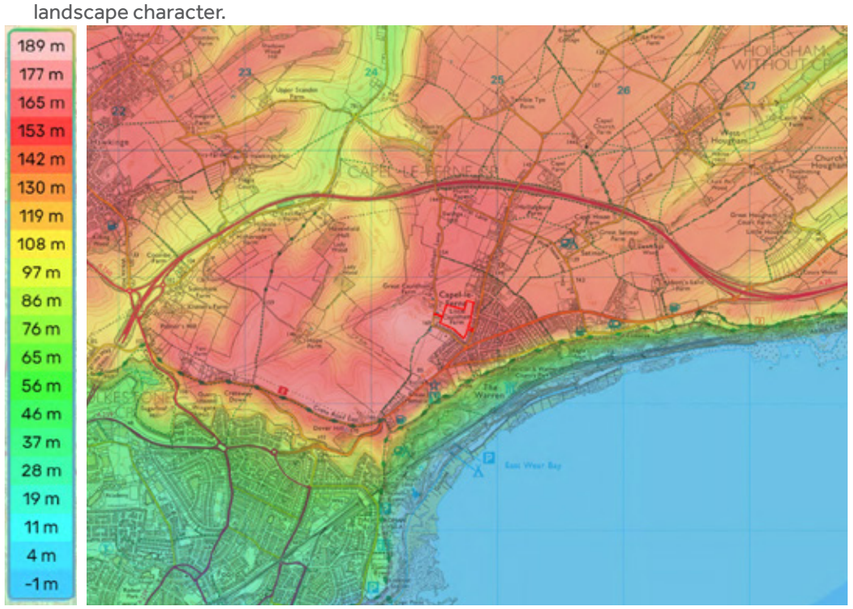
Landscape Planning Ltd has been appointed by Quinn Estates Ltd to undertake a Landscape and Visual Appraisal relating to a residential development on land east of Great Cauldham Farm, Capel-le-Ferne. The proposed development is an "outline planning application for the erection of up to 90no. dwellings including Affordable Housing, with associated parking and infrastructure; with all matters reserved except access". The location and context of the Site is illustrated on ASP1 Site Location Plan and ASP2 Site and Setting Plan.

In terms of landscape, it is considered that the proposed development of 90 dwellings at this location would be appropriate and would not cause any significant harm to the immediate or wider setting.

The Site is generally well contained from inter-visibility with publicly accessible locations to the south and east due to the change in topography and existing settlement edge of Capel-le-Ferne, and from the west due to the intervening vegetation and undulation. From the north, while the Site is visible from the edge of the AONB, the tranquillity and remoteness which is associated with open countryside and the AONB is punctuated by the traffic noise of the nearby A20. The development proposes the formation of an extensive boundary treatment which will visually contain the Site and mitigate the impact of the development on the AONB in the longer term.

The development proposals have been sensitively designed respond to the localised context of Capel-le-Ferne, to ensure they do not result in significant harm to the landscape character, the Kent Downs Area of Outstanding Natural Beauty, the wider visual environment or the tranquillity and wildness associated with open countryside.

The Site has been allocated for housing under Policy SAP44 of the New Dover District Local Plan, and regarding landscape, the development of the site in line with the proposals is policy compliant and would not result in significant impacts upon landscape character.



LANDSCAPE ASSESSMENT

Viewpoint Coordinates: E 624650, N 139134 | Date & time of photograph: 16/08/2023 9:23 | AOD & Viewing height: c. 152m AOD 1.6m | Weather conditions: Clear, good visibility. | Viewpoint 3 (Annotated Panorama Image for Context Only)

Viewpoint Coordinates: E 624568, N 139371 | Date & time of photograph: 16/08/2023 9:45 | AOD & Viewing height: c. 151m AOD 1.6m | Weather conditions: Clear, good visibility. | Viewpoint 4 (Annotated Panorama Image for Context Only)

aspect landscape planning

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens
Viewing Distance at A3: 330mm
Horizontal Field of View: 68°
Vertical Field of View: 23°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Viewpoint Coordinates: E 624860, N 138719 | Date & time of photograph: 16/08/2023 09:12 | AOD & Viewing height: c. 153m AOD 1.6m | Weather conditions: Clear, good visibility. | Viewpoint 1 (Annotated Panorama Image for Context Only)

Viewpoint Coordinates: E 624928, N 139031 | Date & time of photograph: 16/08/2023 09:18 | AOD & Viewing height: c. 152m AOD 1.6m | Weather conditions: Clear, good visibility. | Viewpoint 2 (Annotated Panorama Image for Context Only)

aspect landscape planning

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens
Viewing Distance at A3: 330mm
Horizontal Field of View: 68°
Vertical Field of View: 23°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Viewpoint Coordinates: E 624636, N 139440 | Date & time of photograph: 16/08/2023 9:31 | AOD & Viewing height: c. 151m AOD 1.6m | Weather conditions: Clear, good visibility. | Viewpoint 5 (Annotated Panorama Image for Context Only)

Viewpoint Coordinates: E 624409, N 139658 | Date & time of photograph: 16/08/2023 9:35 | AOD & Viewing height: c. 140m AOD 1.6m | Weather conditions: Clear, good visibility. | Viewpoint 6 (Annotated Panorama Image for Context Only)

aspect landscape planning

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens
Viewing Distance at A3: 330mm
Horizontal Field of View: 68°
Vertical Field of View: 23°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Viewpoint Coordinates: E 624682, N 138497 | Date & time of photograph: 16/08/2023 10:18 | AOD & Viewing height: c. 165m AOD 1.6m | Weather conditions: Clear, good visibility. | Viewpoint 9 (Annotated Panorama Image for Context Only)

Viewpoint Coordinates: E 624842, N 138635 | Date & time of photograph: 16/08/2023 10:22 | AOD & Viewing height: c. 156m AOD 1.6m | Weather conditions: Clear, good visibility. | Viewpoint 10 (Annotated Panorama Image for Context Only)

aspect landscape planning

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens
Viewing Distance at A3: 330mm
Horizontal Field of View: 68°
Vertical Field of View: 23°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.