

# Land at Ebbsfleet Farm, Jutes Lane, Ramsgate: Proposed Synchronous Condenser

Landscape and Visual Impact Assessment: Context, Zone of Theoretical Visibility and Viewpoint Plans

July 2026



Legend:

- Site boundary
- 1 km distance bands from Site

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm,  
Jutes Lane

Title: Location

Date: June 2026

Ref: 1385/1a

Scale: 1:35,000 at A3





Legend:

- Site boundary
- 1 km distance bands from Site

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

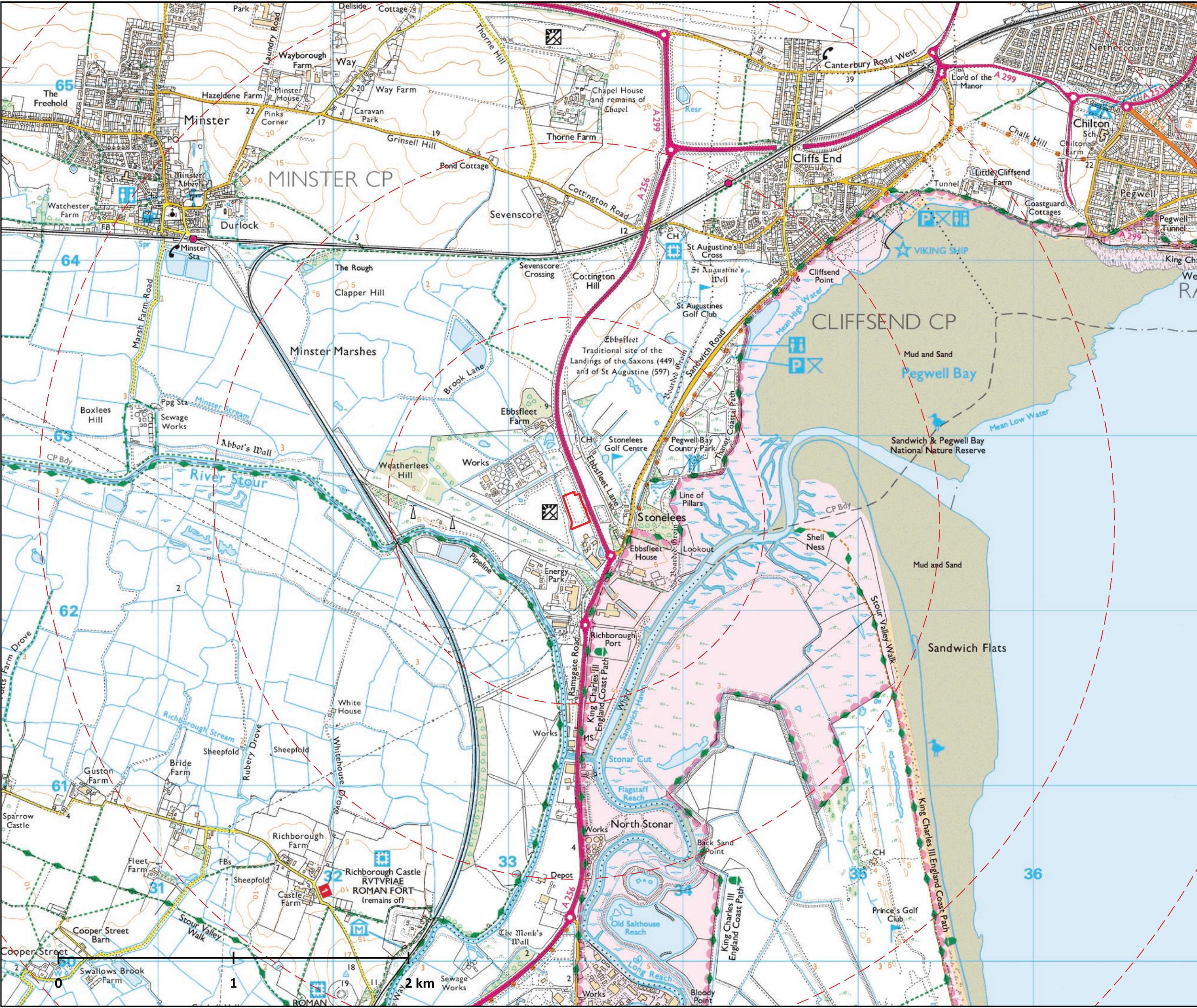
Project: Land at Ebbsfleet Farm, Jutes Lane

Title: Location

Date: June 2026

Ref: 1385/1b

Scale: 1:20,000 at A3





Legend:

Site boundary

1 km distance bands from Site

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm, Jutes Lane

Title: Location

Date: June 2026

Ref: 1385/1c

Scale: 1:10,000 at A3



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Legend:

-  Site boundary
-  1 km distance bands from Site

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm,  
Jutes Lane

Title: Location

Date: June 2026

Ref: 1385/1d

Scale: 1:10,000 at A3





Legend:

- Site boundary
- 1 km distance bands from Site

Elevation (m AOD)

- <= 0.0
- 0.0- 5.0
- 5.0- 10.0
- 10.0- 15.0
- 15.0- 20.0
- 20.0- 25.0
- 25.0- 30.0
- 30.0- 35.0
- 35.0- 40.0
- 40.0- 45.0
- 45.0- 50.0
- 50.0- 55.0
- > 55.0

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

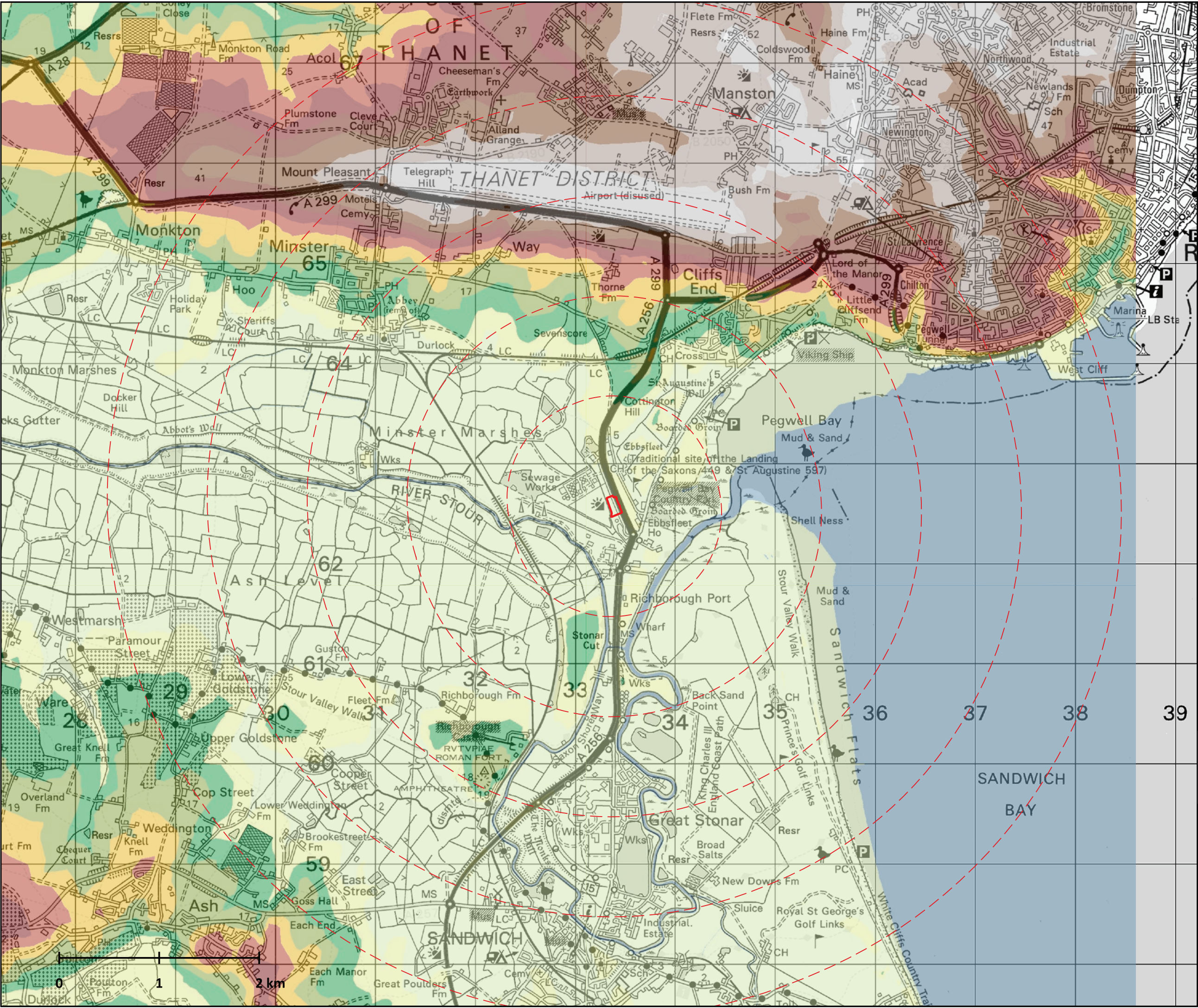
Project: Land at Ebbsfleet Farm,  
Jutes Lane

Title: Topography

Date: June 2026

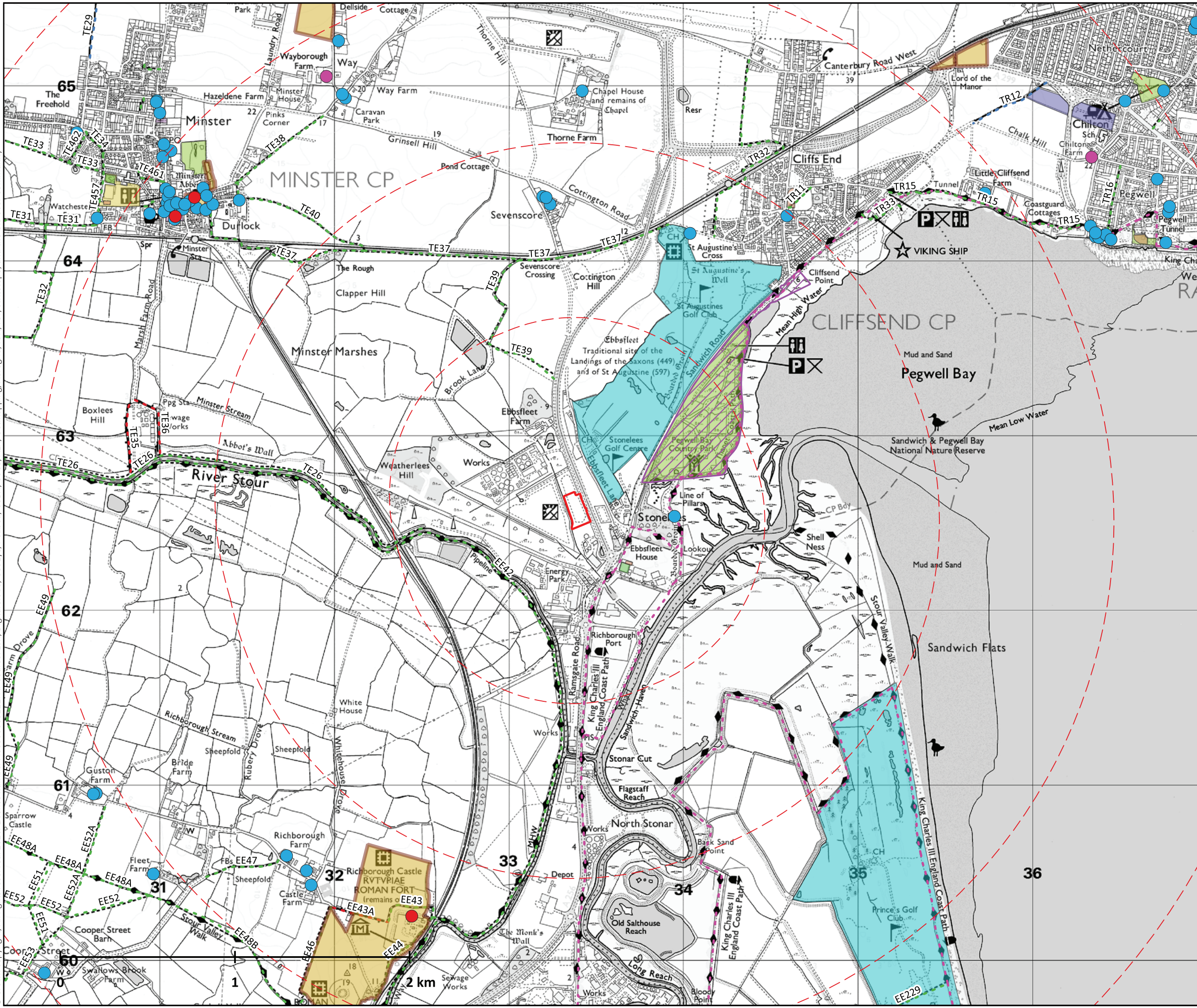
Ref: 1385/2

Scale: 1:35,000 at A3





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Legend:

- Site boundary
- 1 km distance bands from Site
- Historic England
- Listed Buildings
  - I
  - II
  - II\*
- Scheduled Ancient Monuments
- Public rights of way (Kent CC)
  - Public Bridleway
  - Public Footpath
  - Restricted Byway
  - King Charles III Coastal Path
  - Country Parks
- Green space
  - Allotments Or Community Growing Space
  - Bowling Green
  - Cemetery
  - Golf Course
  - Other Sports Facility
  - Play Space
  - Playing Field
  - Public Park Or Garden

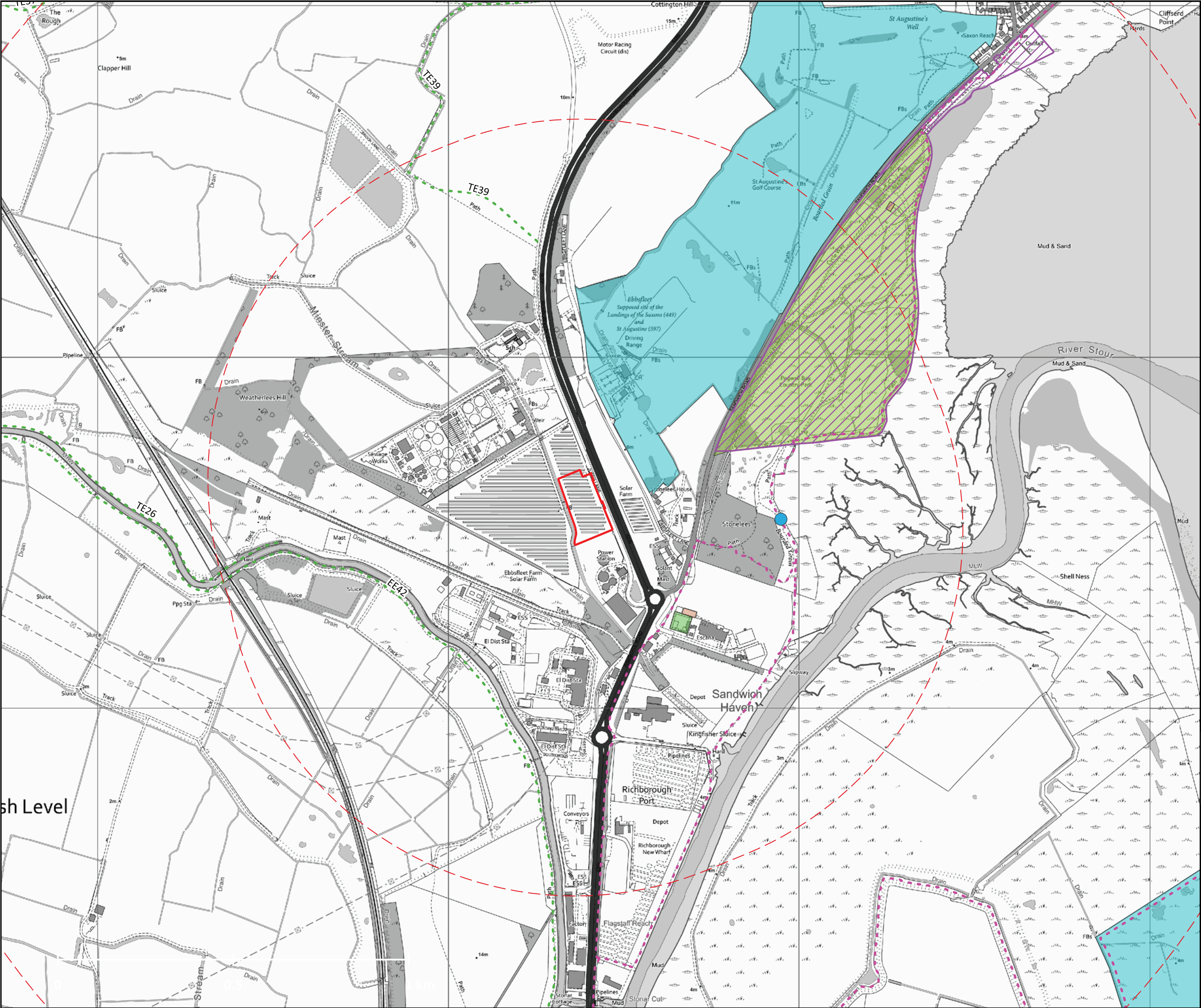
| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm, Jutes Lane  
Title: Access and Heritage  
Date: June 2026  
Ref: 1385/3a  
Scale: 1:20,000 at A3





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Legend:

- Site boundary
- 1 km distance bands from Site
- Historic England
- Listed Buildings
- II
- Public rights of way (Kent CC)
- Public Footpath
- King Charles III Coastal Path
- Country Parks
- Green space
- Bowling Green
- Golf Course
- Play Space
- Public Park Or Garden

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbfleet Farm, Jutes Lane  
Title: Access and Heritage

Date: June 2026  
Ref: 1385/3b  
Scale: 1:10,000 at A3





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Legend:

-  Site boundary
-  1 km distance bands from Site
- Historic England
- Listed Buildings
  -  II
- Public rights of way (Kent CC)
  -  Public Footpath
  -  King Charles III Coastal Path
  -  Country Parks
- Green space
  -  Bowling Green
  -  Golf Course
  -  Play Space
  -  Public Park Or Garden

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm,  
Jutes Lane

Title: Access and Heritage

Date: June 2026

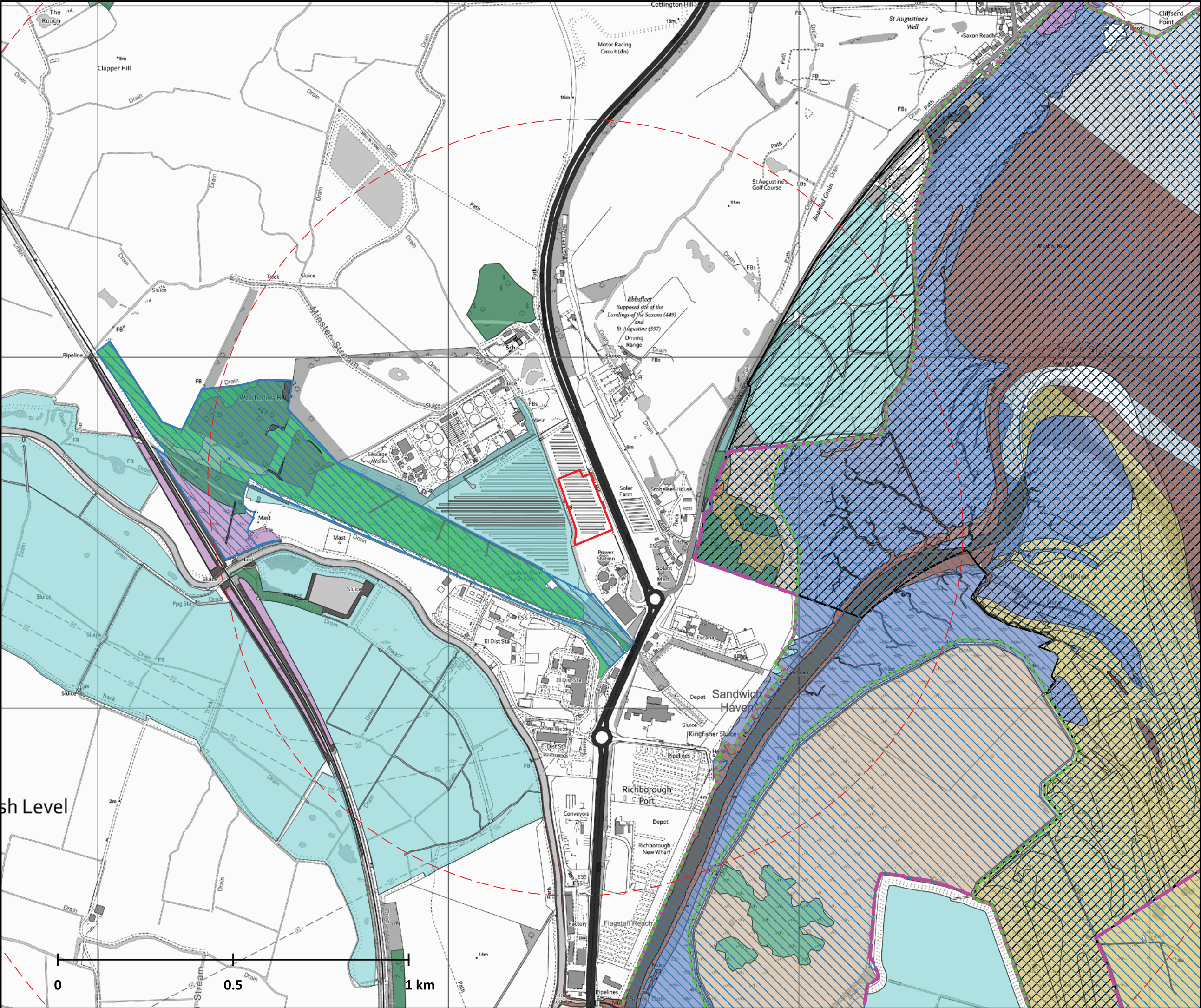
Ref: 1385/3c

Scale: 1:10,000 at A3





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Legend:

- Site boundary
- 1 km distance bands from Site
- Ecology
  - Special Areas of Conservation
  - Special Protection Areas
  - Site of Special Scientific Interest
  - Local Nature Reserve
  - National Nature Reserve
- Priority Habitat Inventory
  - Deciduous woodland
  - Good quality semi improved grassland
  - Lowland fens
  - No main habitat but additional habitats present
  - Coastal and floodplain grazing marsh
  - Coastal and floodplain grazing marsh, Coastal saltmarsh
  - Coastal saltmarsh
  - Coastal sand dunes
  - Coastal sand dunes,Deciduous woodland
  - Coastal sand dunes,Lowland fens
  - Coastal vegetated shingle
  - Mudflats
  - Reedbeds
  - Reedbeds,Coastal saltmarsh

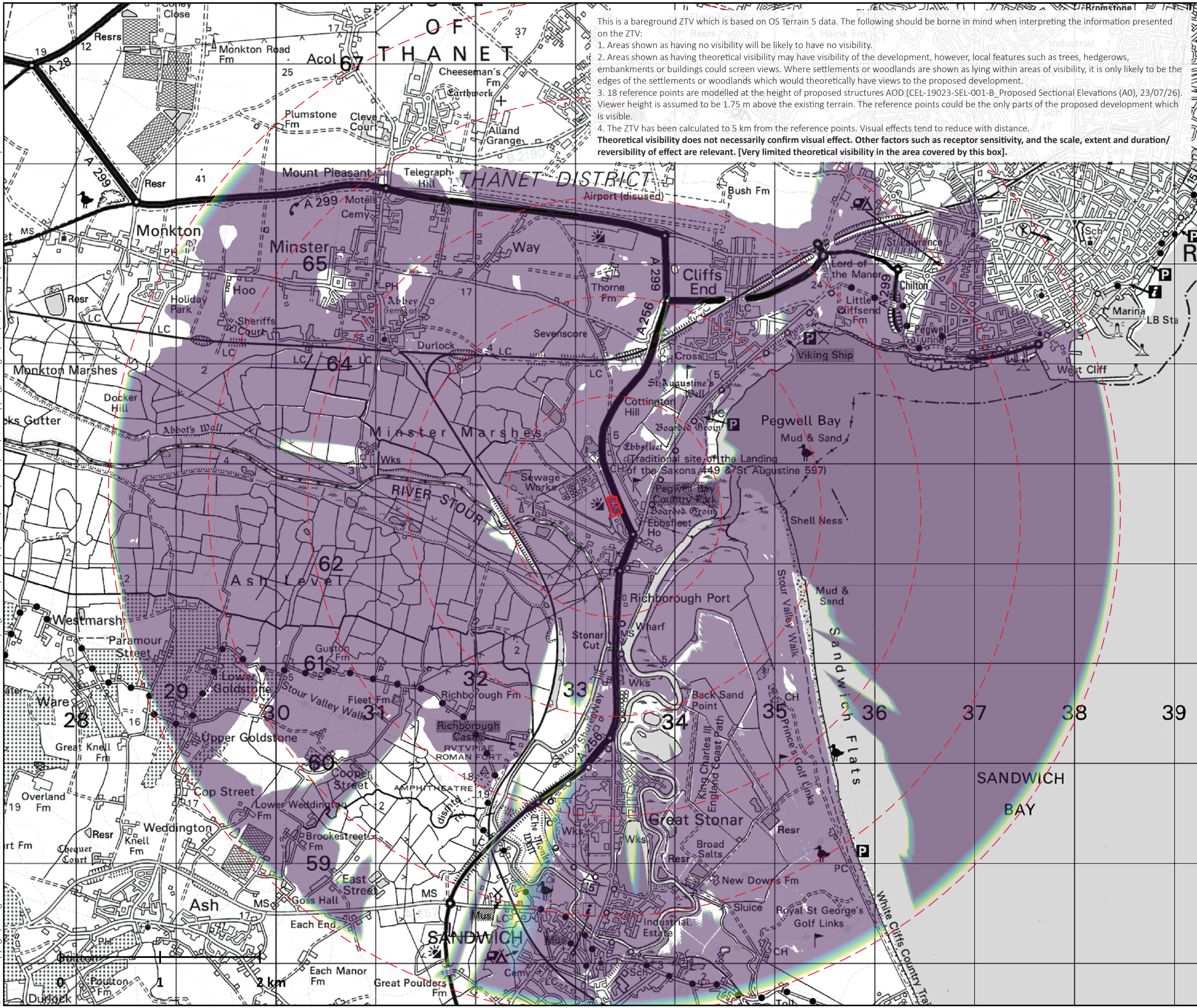
| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm, Jutes Lane  
Title: Priority Habitat Inventory and Designated Ecology  
Date: June 2026  
Ref: 1385/3d  
Scale: 1:10,000 at A3





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This is a bareground ZTV which is based on OS Terrain 5 data. The following should be borne in mind when interpreting the information presented on the ZTV:

1. Areas shown as having no visibility will be likely to have no visibility.
2. Areas shown as having theoretical visibility may have visibility of the development, however, local features such as trees, hedgerows, embankments or buildings could screen views. Where settlements or woodlands are shown as lying within areas of visibility, it is only likely to be the edges of the settlements or woodlands which would theoretically have views to the proposed development.
3. 18 reference points are modelled at the height of proposed structures AOD (CEL-19023-SEL-001-B\_Proposed Sectional Elevations (A0), 23/07/26). Viewer height is assumed to be 1.75 m above the existing terrain. The reference points could be the only parts of the proposed development which is visible.
4. The ZTV has been calculated to 5 km from the reference points. Visual effects tend to reduce with distance.

Theoretical visibility does not necessarily confirm visual effect. Other factors such as receptor sensitivity, and the scale, extent and duration/ reversibility of effect are relevant. [Very limited theoretical visibility in the area covered by this box].

Legend:

 Site boundary

 1 km distance bands from Site

Zone of Theoretical Visibility

 Reference points

Bareground: Number of reference points visible

 1

 2

 3

 4

 5

 6

 7

 8

 9

 10

 11

 12

 13

 14

 15

 16

 17

 18

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbfleet Farm, Jutes Lane

Title: Bareground Zone of Theoretical Visibility

Date: June 2026

Ref: 1385/4a

Scale: 1:35,000 at A3





Legend:

- Site boundary
- 1 km distance bands from Site

Zone of Theoretical Visibility

- Reference points

Screened: Number of reference points visible

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm, Jutes Lane

Title: Screened Zone of Theoretical Visibility

Date: June 2026

Ref: 1385/4b

Scale: 1:35,000 at A3

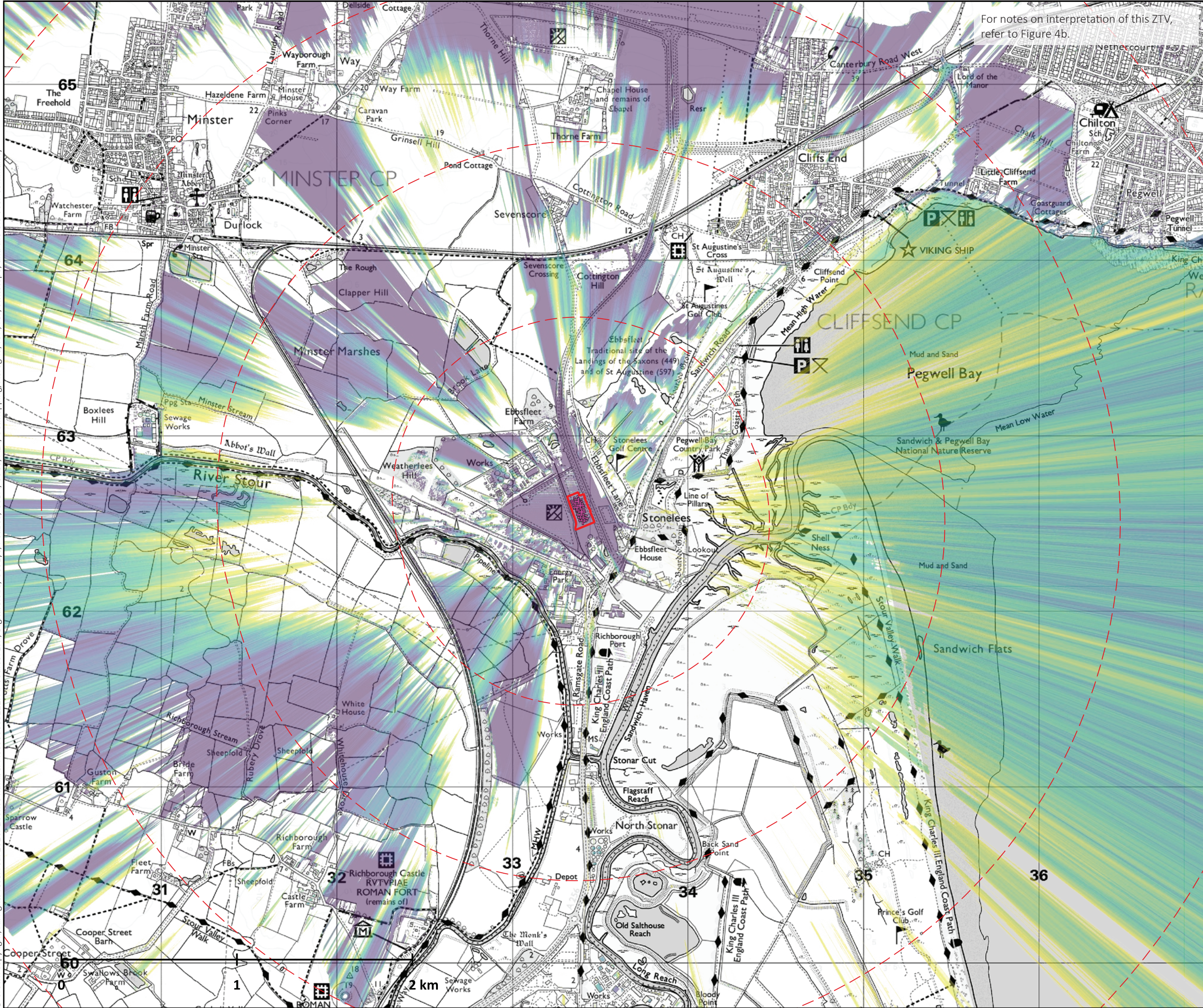


This is a screened ZTV which is based on LIDAR 1 m Digital Surface Model data (Environment Agency, 2022). This data shows surface features such as vegetation, earthworks and buildings. The following should be borne in mind when interpreting the information presented on the ZTV:

1. Areas shown as having no visibility will be likely to have no visibility.
2. Areas shown as having theoretical visibility may have visibility of the development, however, local features such as trees, hedgerows, embankments or buildings could screen views. Where settlements or woodlands are shown as lying within areas of visibility, it is only likely to be the edges of the settlements or woodlands which would theoretically have views to the proposed development.
3. 18 reference points are modelled at the height of proposed structures AOD (CEL-19023-SEL-001-B, Proposed Sectional Elevations (A0), 23/07/26). Viewer height is assumed to be 1.75 m above the existing terrain. The reference points could be the only parts of the proposed development which is visible.
4. The ZTV has been calculated to 5 km from the reference points. Visual effects tend to reduce with distance.
5. Note that, while the Lidar approach gives a higher-resolution depiction of potential visibility, the output is still theoretical. For instance, the ZTV indicates visibility from areas which may not be accessible, such as the roofs of buildings or the canopies of woodland. While being a useful tool for assessment work, the method is demonstrated by fieldwork to exaggerate real-world views. **Theoretical visibility does not necessarily confirm visual effect. Other factors such as receptor sensitivity, and the scale, extent and duration/reversibility of effect are relevant. [Very limited theoretical visibility in the area covered by this box].**



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For notes on interpretation of this ZTV, refer to Figure 4b.

Legend:

-  Site boundary
-  1 km distance bands from Site
- Zone of Theoretical Visibility
-  Reference points

Screened: Number of reference points visible

-  1
-  2
-  3
-  4
-  5
-  6
-  7
-  8
-  9
-  10
-  11
-  12
-  13
-  14
-  15
-  16
-  17
-  18

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm, Jutes Lane

Title: Screened Zone of Theoretical Visibility

Date: November 2025

Ref: 1385/4c

Scale: 1:20,000 at A3





Legend:

-  LVIA viewpoint
-  Site boundary
-  1 km distance bands from Site

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm,  
Jutes Lane

Title: Viewpoints

Date: June 2026

Ref: 1385/5a

Scale: 1:20,000 at A3





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Legend:

-  LVIA viewpoint
-  Site boundary
-  1 km distance bands from Site
-  King Charles III Coastal Path
- Public rights of way (Kent CC)
-  Public Footpath

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm,  
Jutes Lane

Title: Viewpoints (near Site only)

Date: June 2026

Ref: 1385/5b

Scale: 1:12,500 at A3







A. View south-east, south and east from western site boundary (continued below >)



A. View south-east, south and east from western site boundary (< continued from above)





B. View west, north and east from south-east site corner (continued below >)



B. View west, north and east from south-east site corner (< continued from above)

Project: Land off Jutes Lane, Richborough

Title: Site and Context Photos

Ref: 1385/7 Sheet 2 of 3





C. View towards existing energy-related infrastructure at south of the Site in Richborough Energy Park seen from Saxon Shore Way (Ash Footpath 42/9)



D. View south from east end of Minster Footpath 39/2



E. View towards telecommunications tower at Richborough Energy Park seen from Pegwell Bay Country Park



F. View in the direction of the Site at the junction of the King Charles III England Coast Path and Worth Footpath 229/3

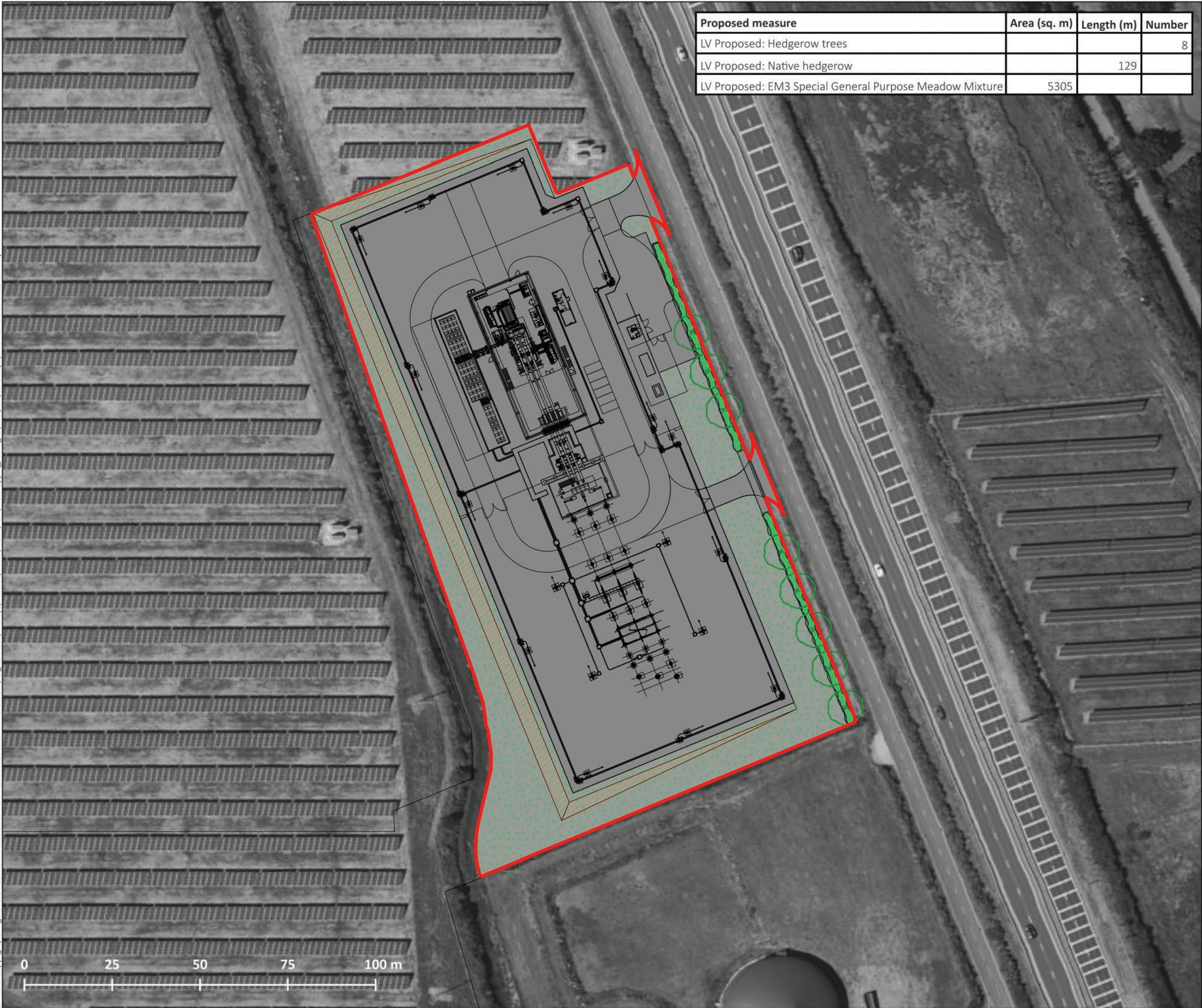
Project: Land off Jutes Lane, Richborough

Title: Site and Context Photos

Ref: 1385/7 Sheet 3 of 3



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| Proposed measure                                        | Area (sq. m) | Length (m) | Number |
|---------------------------------------------------------|--------------|------------|--------|
| LV Proposed: Hedgerow trees                             |              |            | 8      |
| LV Proposed: Native hedgerow                            |              | 129        |        |
| LV Proposed: EM3 Special General Purpose Meadow Mixture | 5305         |            |        |

Legend

-  LV Proposed: Hedgerow trees
-  LV Proposed: Native hedgerow to be managed to 3.5 m height
-  LV Proposed: EM3 Special General Purpose Meadow Mixture

| Rev. | Date    | Notes               |
|------|---------|---------------------|
| A    | 2/7/26  | Layout 30/6/26      |
| B    | 24/7/26 | Layout rev. 20/7/26 |
|      |         |                     |

Project: Land at Ebbsfleet Farm, Jutes Lane

Title: Landscape Proposals

Date: 2 July 2026

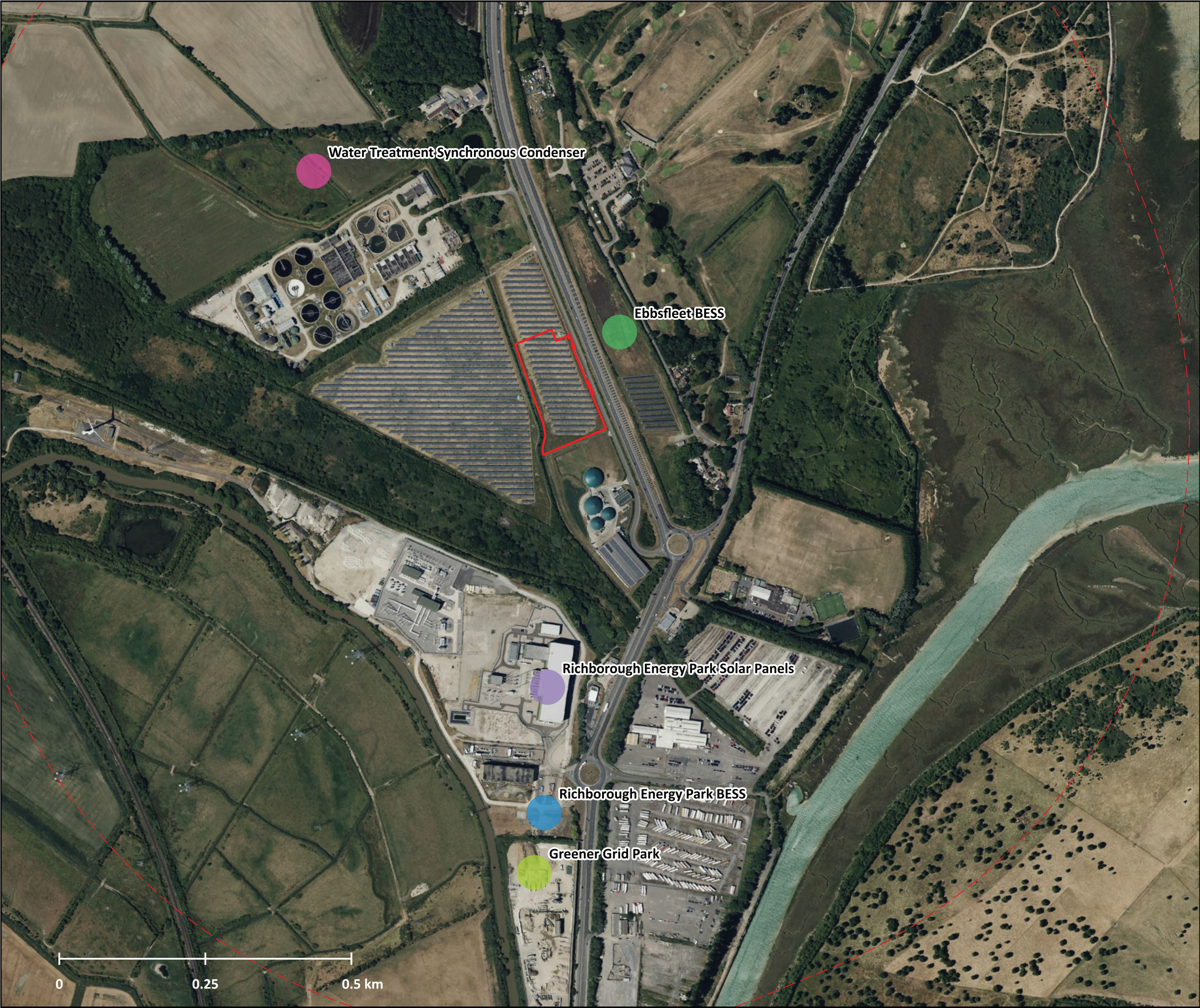
Ref: 1385/8

Scale: 1:1,000





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- Legend:
- Cumulative Assessment Schemes
-  Ebbsfleet BESS
  -  Greener Grid Park
  -  Richborough Energy Park BESS
  -  Richborough Energy Park Solar Panels
  -  Water Treatment Synchronous Conder
  -  Site boundary
  -  1 km distance bands from Site

| Revision | Date    | Notes          |
|----------|---------|----------------|
| A        | 24/7/26 | Layout 20/7/26 |
|          |         |                |
|          |         |                |

Project: Land at Ebbsfleet Farm,  
Jutes Lane

Title: Cumulative Assessment  
Schemes

Date: June 2026

Ref: 1385/9

Scale: 1:6,000 at A3





