# **Ashford Local Development Framework** Landscape Character Study for Ashford Borough Council & English Partnerships

# **ASSESSMENT & DATA SET : Bethersden Farmlands**

November 2005

122/doc/024

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## Ashford Local Development Framework

# Landscape Character Study

for Ashford Borough Council & English Partnerships



### **DATA SET : Bethersden Farmlands**

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### Preface

The Landscape Character Study was carried out following guidelines set out by the Countryside Agency. The landscape was divided into Landscape Description Units (LDUs), based on the Historic landscape characterisation study for Kent 2001. The Study Area was divided up into sectors from A - G the order was the priority at the time for looking at areas concerned with GADF to feed into the planing of those areas - F and G being landscapes that would not be considered for development.

Each LDU parcel was assessed from an average of 3 points - larger LDUs had more reference points than smaller ones - by two surveyors. Landscape Description Units were based on the Kent Historic Landscape Character Study 2002; Landscape Character Areas of Kent were taken from the Babtie/KCC report 2004.

All sites were viewed from public rights of way using a combination of transport by car and walking footpaths and bridleways. Site notes were recorded on a two-sided A4 record sheet by hand and later transferred to the word documents contained in this data set.

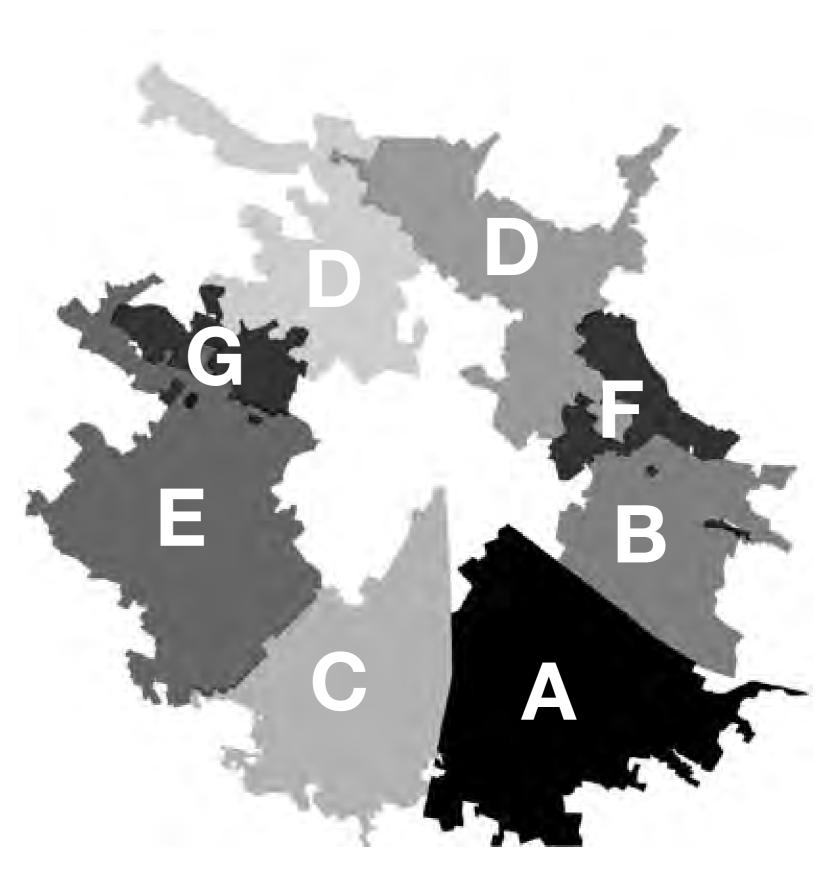
Each LDU is numbered, each filed photograph carries the LDU reference and a photograph location number reference - e.g. D1.3 for LDU D1, third photograph location. The photographs have been saved as jpegs and were generally taken at 1Gb resolution. This data set includes the location maps for the key photographs taken of each LDU. The photographs plus a digital set of the data sheets are contained in a CD bound into the back cover of the data set.

Ordnance Survey maps have been used as a base for hand-drawn plans and scanned for location of photographs etc are reproduced by permission of Ordnance Survey on behalf of HMSO Ashford Borough Council License No LA077038 © Crown copyright. All rights reserved.

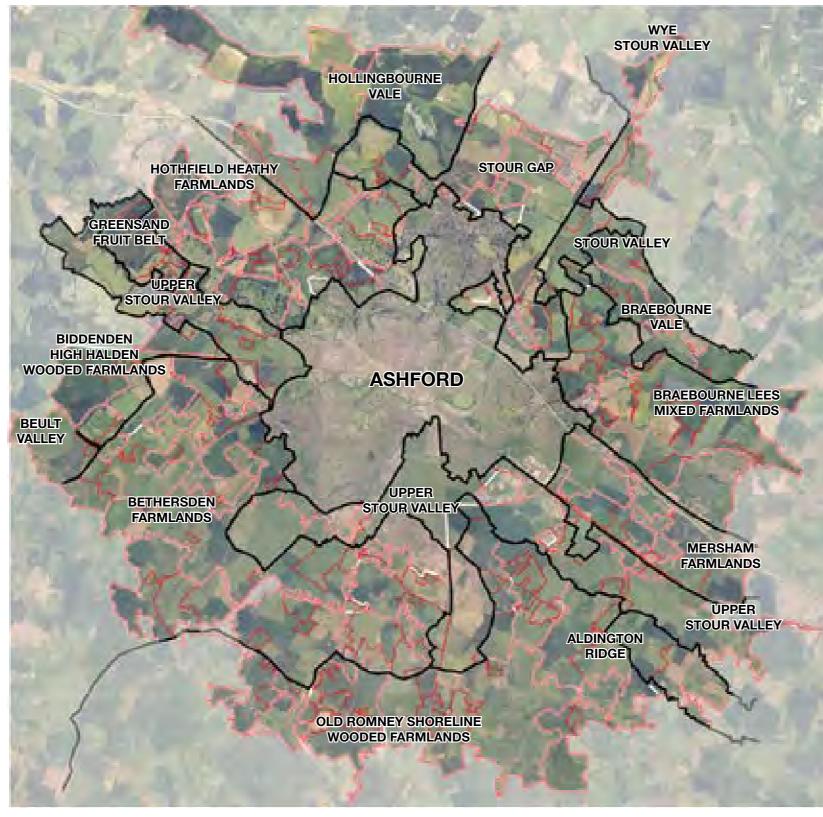
For the assessments the LDUs were grouped by similarity into large blocks we have called District Landscape types (DLT). The 58 DLTs were assessed to fall into one of nine categories used by the County Landscape Character Study. A team of four senior landscape architects and ecologists visited each area as a travelling collegium over a period of four days making on site assessements and checking these by return to specific areas. These first thoughts were then tested by the same team in ths studio a few days later to check for consistency of appraisal. Then each area was check against the feild sheets. This work has been presented in these documents as tables.

All photographs © studio engleback . A read only CD of the photo database and maps are located in the back of landscape character report 122/doc/014

Studio Engleback November 2005



**Study Area Fieldwork Sectors** 



### The Ashford Character Study Area

Black line shows Kent County Landscape Character Areas Red fine lines show Historic Landscape Character Parcels used as a basis for the Landscape Description Units (LDUs) in this study White lines show District Areas as defined in the assessment

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# **Section 1 Introduction**

# Introduction

### The Kent Lanscape Character Study

The Bethersden Farmlands is a varied landscape extending from the rise at Bethersden, through flat farmland to Great Chart and east to Kingsnorth, extending south through a more varied landform to Woodchurch on the edge of Shirley Moor. The grey, shelly Paludrina Limestone, that forms the resistant strata of the Bethersden rise, has been used in the past for church building, notably the tower of Bethersden church itself.

Ancient settlement in this landscape is evidenced by the line of Roman road to Tenterden that crosses near Shirkoak and the vernacular village centres of Bethersden and Kingsnorth. There is also dull 20<sup>th</sup> century development associated with these villages however.

Although around Bethersden and Woodchurch, the typical Wealden pattern of small fields and bushy hedgerows remains, where the and is flatter, from Great Chart, around Stubb's Cross and across to Kingsnorth, this has broken down with fields enlarged and hedgerows removed to allow mechanisation for arable farming. Where this has occurred a smooth, simple landscape has resulted, often with the garish hues and pungent odour of oilseed rape dominating in summer.

Enclosure is provided at the perimeter of the character area by the large blocks of woodland of the Old Romney Shoreline landscape that enclose these farmlands to the south.

Population pressure is focused on the flatter lands to the north where both agricultural expansion and the expansion of Ashford, notably through proposals for Chilmington Green and Park Farm are changing the established rural landscape pattern to one that is both less varied and less tranguil.

### The Ashford Landscape Character Study

- Approximately 40% of this County Landscape Character Area (CLA)
- There are 57 Landscape Description Units (LDUs) in this CLA lying within the study area
- The LDUs are based on the Historic Landscape Character map for Kent, there are 5 Historic landscape character types in this study area:
  - HLT 1 Field Patterns
  - HLT 4 Woodlands
  - HLT 9 Settlements
  - HLT 12 Extractive and other industry
- We have grouped these into 11 District Landscape Types (DLTs)
- There are 4 historic settlement centres:
  - Kingsnorth
  - Shadoxhurst
  - Chilmington Green
  - Great Chart
- Additionally there are ribbon developments that form an almost continuous developed zone between Kingsnorth and Shadoxhurst
- Park Farm Estate is so large is must be considered an extension of Ashford

In carrying out the survey and discussing the results we find that there are some minor adjustments that should be made to the County Landscape Character Area Boundaries. These include:

- Removing Park Farm Estate from this category due to urbanisation.
- Adjusting the boundary east of Hamstreet to include LDU C38 and to exclude C34. The boundary has been made by Hamstreet Road, but we feel that the field in C38 is read as an extension of the fields in C24 and C23, and the woodland in C34 is read as an extension of Bishops Wood in C35.
- Removal of E34 as this is now urbanised and is an extension of Ashford
- Inclusion of LDU E33, transferring it from the Upper Stour Valley character area. We find this has more in common visually with the adjacent open arable landscape south west of Magpie Hall Lane which seems to be an artificial boundary.
- Removal of the eastern portion of E31a as this is now urbanised as an extension of Singleton.
- Inclusion of E18 from Biddenden High Halden Wooded Farmlands as this is part of the ridgeline rising to Goldwell.

#### Assessment

Many of the judgements made about landscape are subjective but the process of landscape assessment provides a robust methodology based on current best practice.

The physical attributes of the landscape are considered in conjunction with the historical and cultural influences, nature conservation interests and landuse. These factors are analysed further in the field to determine the key characteristics, aesthetics, visual unity, ecological integrity, condition of heritage features and impact of built development. The condition and sensitivity of each character area is then determined.

Condition describes the integrity and unity of the landscape such as its functional integrity and visual unity - for example an urban fringe with many detracting elements and loss of unifying features will be of poor condition.

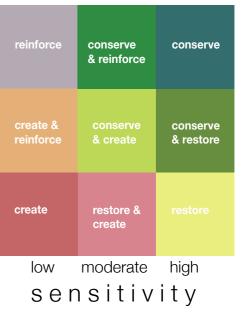
general.

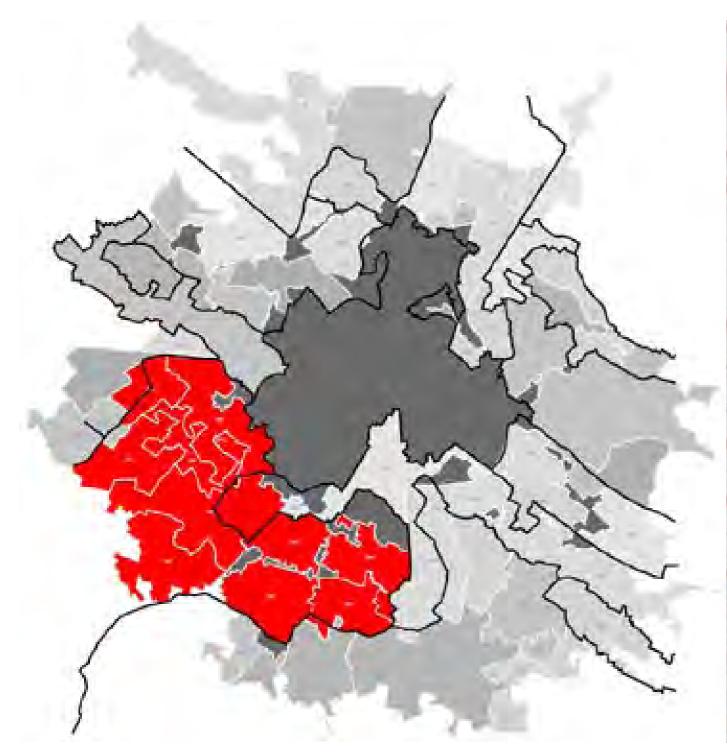
Capacity determines the ability of the landscape to accommodate change without causing loss of the essential character and local distinctiveness. Capacity will vary according to the type and nature of change being proposed.

The matrix combines condition and sensitivity which indicates the area's ability to accommodate change and the appropriate land management or use, and will assist in the overall policies or development that might be appropriate to a particular area.

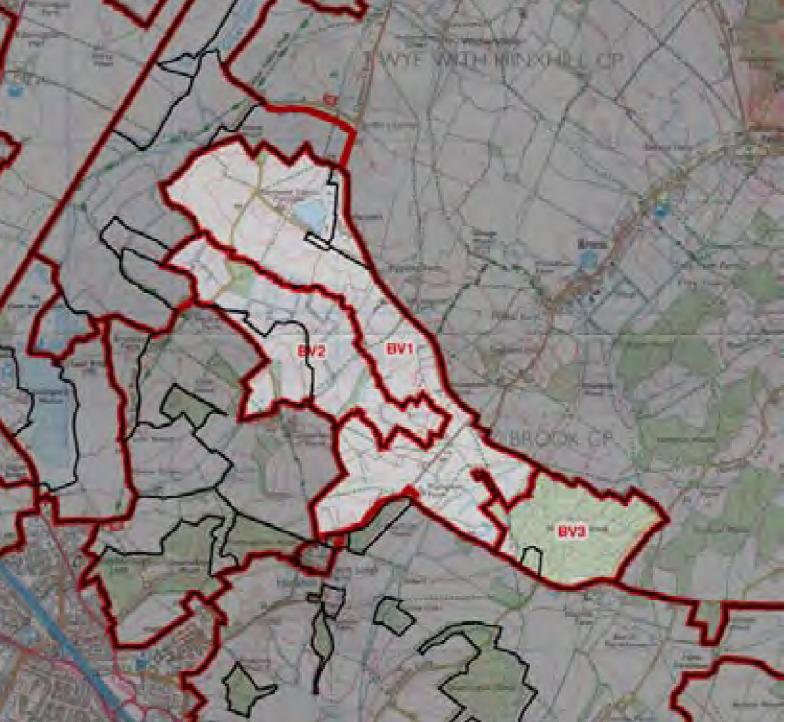
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Sensitivity of the landscape refers to its overall character and quality and the extent to which these factors will be tolerant of change in





Location of Bethersden Farmlands



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Location of Landscape Description Units and District Areas in Bethersden Farmlands

### Landscape context



Long Length

Geology

Flooding



#### Geology

ridgeline at Goldwell.

### Flooding

The area around Long Length and to the south of Magpie Hall Lane lies within the floodplain.

### Heritage

### Ecology

The old plans reveal a patchwork of small to medium sized fields dotted with hedgerow trees and small orchards adjacent to the farms. The 1908 plan showed two major orchards on the south facing greensand ridge to Mock Lane. The area around Chilmington Green has undergone the most radical change, far greater than any other area in terms of hedgerow loss around Ashford and is particularly apparent between Chilmington Green and Long Length. A typical section through this area in 1871 would have traversed eight fields, whereas today this is just one field.

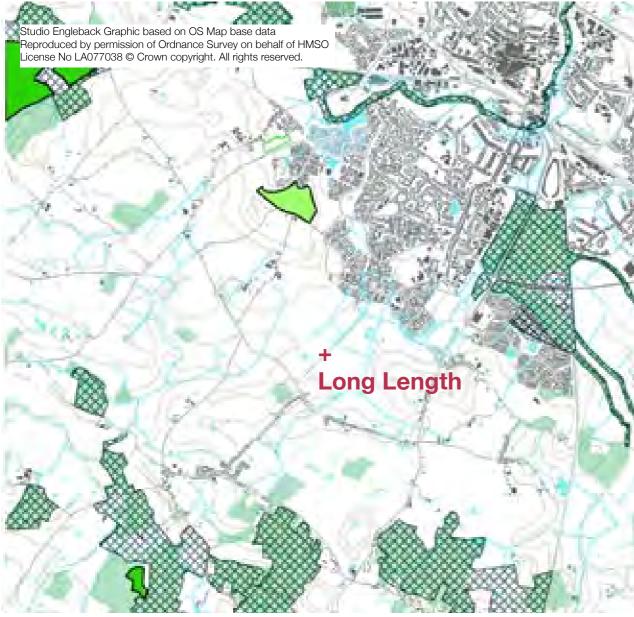
Studio Engleback Graphic based on OS Map base data Reproduced by permission of Ordnance Survey on behalf of HMSO License No LA077038 © Crown copyright. All rights reserved.

The greater part of the areas lies on the Wealden Clay with a major outlying area of Greensand forming the prominent

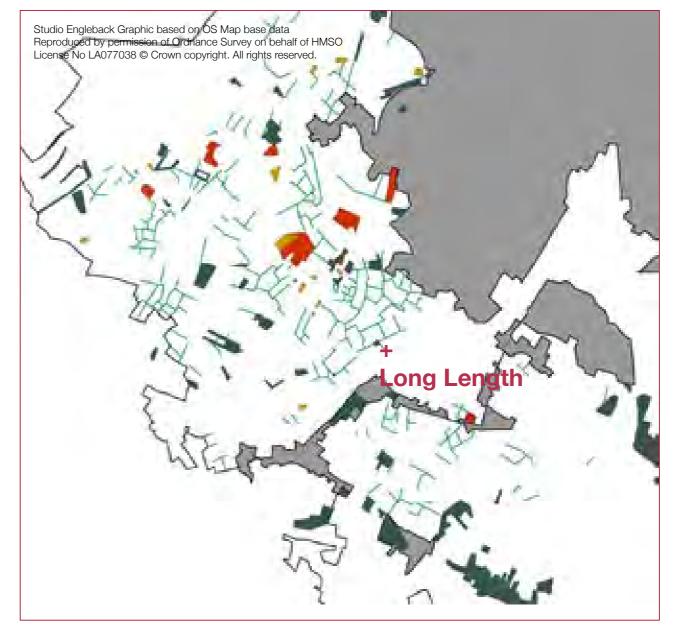
The historic centres of Great Chart and Kingsnorth are designated Conservation Areas.

The area of recently planted woodland on the edge of Singleton is a Millenium Woodland.

### Features lost since the 1870s



Ecology



Features lost since 1870's



# **Section 2 Assessment**

# **Assessment Summary**

This county area extends to the south west of Ashford covering the areas around Great Chart, Chilmington Green, Shadoxhurst and Kingsnorth.

We have made some minor adjustments to the Kent CLA boundary by including part of the ridgeline rising to Goldwell, the open arable area to the south east of Chilmington Green which has more in common visually with the adjacent open arable landscape south west of Magpie Hall Lane, and some minor changes to the boundary at Bishop's Wood.

Extending between Daniel's Water, Chilmington Green and Long Length are large prairie style arable fields where hedgerow removal has been particularly marked especially around Chilmington Green. The isolated former coppice woodlands of Purchase Wood, Willow Wood, Bayley Wood and Coleman's Kitchen Wood are prominent features in the open landscape, likewise the pollarded willows near Great Chilmington and the 'green tunnel' of Long Length with mature hedges are distinctive. Associated with the scattered farmsteads around Purchase Farm and bungalows along Sandy Lane are smaller scale paddocks with grazing and evergreen/ poplar tree belts, in addition to small business enterprises.

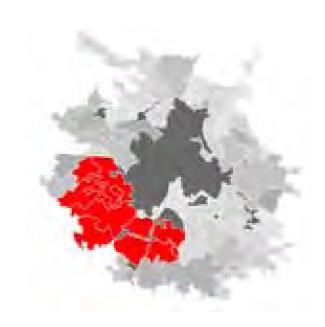
To the north of Shadoxhurst and south of Magpie Hall Lane the land is farmed less intensively with small to medium sized pasture, paddocks and arable fields with generally strong hedgerows and mosaic of scattered woodlands such as Coldblow Wood and Coxland Wood comprising oak/ ash woodland and former hornbeam coppice. The rich mix of woodland blocks and associated ponds within the farmed landscape provides a good network of semi-natural habitats, including an old byway to the north of Coxland Wood and creates a distinctive intimate and timeless character. There is a fine oast at Criol Farm.

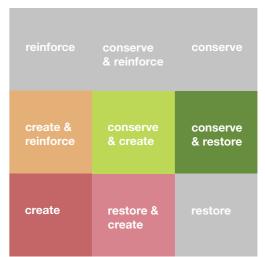
To the east of Ashford Road and to the south of Kingsnorth the undulating mixed farmland is dotted with many hornbeam coppice woodlands such as Isaac Wood, Park Wood, Stumble Wood, Sticket Wood and Park Lane Wood. The area between Park Farm and Kingsnorth is designated as a country park with new planting and pond. The urban fringe of Ashford is visible to the north and the oast at Finn farm is locally prominent. The mix of gently undulating topography, farmed landscape and woodlands gives the area some sense of continuity over time, especially to the east which is smaller in scale, although the sense of place is somewhat eroded by the loss of field boundaries and larger arable fields, and especially to the north around Park Farm.

To the north of Bishop's Wood is a gently undulating landscape of variable landuse and mixed character comprising mixed farmland of arable and grazing, Broadhembury Holiday Park (caravan park), Homelands Golf course, Old Stacians Cricket Club recreation ground and a brick and tile depot and former iron works. The diversity of landuse gives a piecemeal incoherent feel to the overall landscape, and lack of distinctive character and the former tile works, now derelict is a local eyesore.

Around Great Chart and Singleton there are gently sloping large fields of predominantly arable land with some pasture and mixed use with horse paddocks, recreational areas and community woodland. There are elevated views eastwards towards Ashford. The land rises along the greensand outlier of Mock Lane which is well vegetated and sunken in part giving elevated views southwards towards Chilmington Green. The area comprises a working gravel/ sand guarry, travellers site (with dumping) and former landfill site (now grazed by horses). Coleman's Kitchen Wood to the south is a distinctive hornbeam/ hazel coppice on an outlying knoll of greensand.

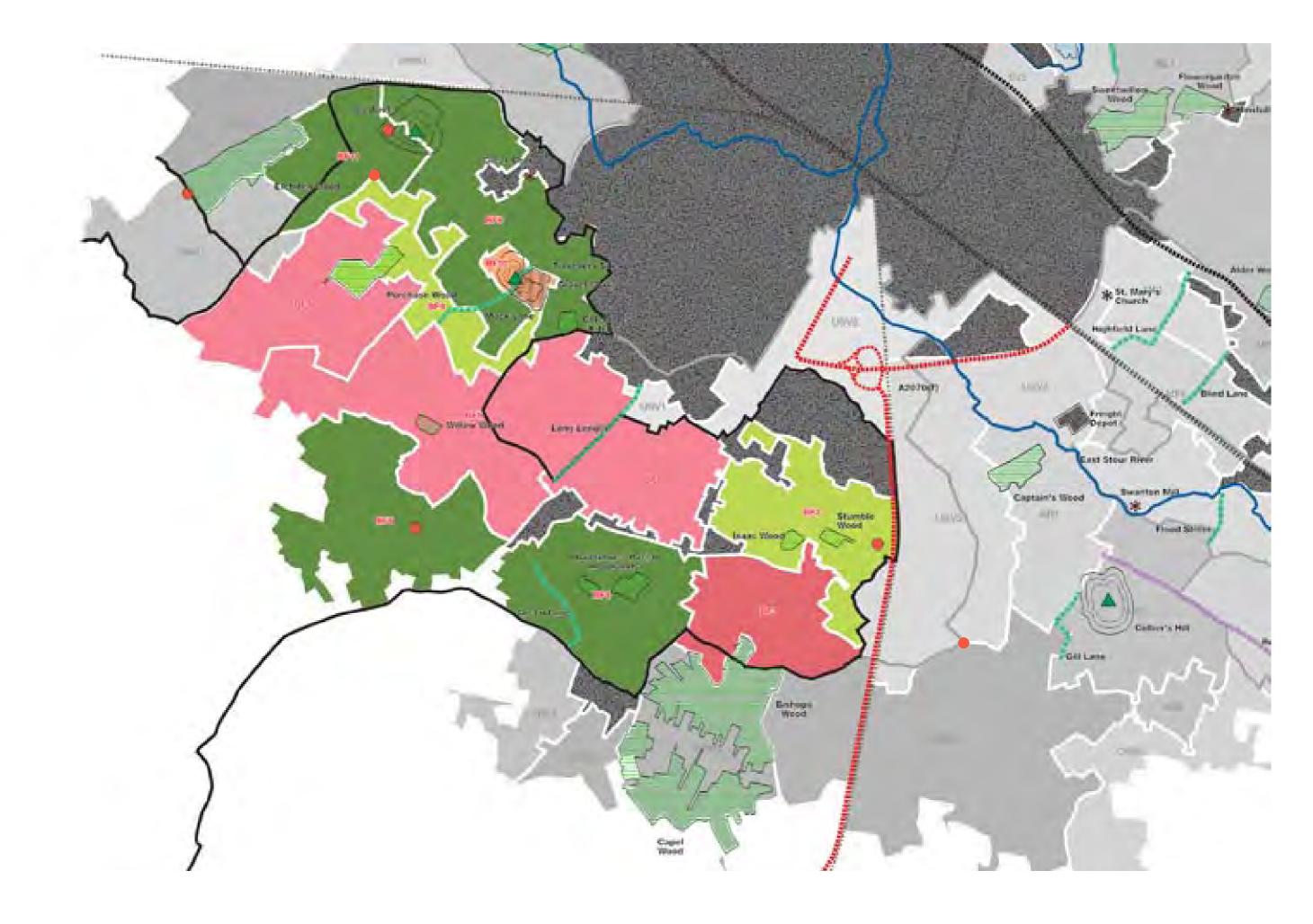
To the north west of Great Chart the land gently rises to the ridgeline and prominent knoll with oast at Goldwell. The large arable fields are intensively farmed and hedgerows have been removed giving extensive views.



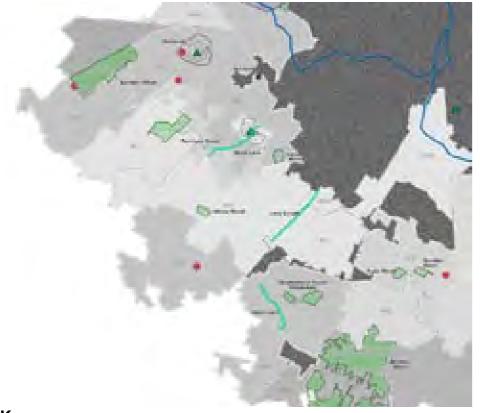


### Location of Bethersden Farmlands

**Policy recommendation** 



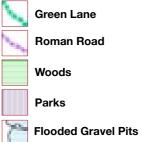
## **Distinctive Elements**







- 0 Oast House
- Hilltop/ Scenic Views
- **River Stour**





Goldwell Oast (E16.4) The Oast House is prominent on the knoll surrounded by large fields of mixed arable land with some sheep grazing and horse paddocks. There are fine panoramic views north across open countryside.



local surroundings.

This linear settlement has many fine old houses, built in the traditional Kentish vernacular of ragstone, brick and tile hangings. The church sits on the higher ground at the western edge of the village and is prominent in many views from the



### Purchase Wood (E27.4)

Willow Wood (E32.2)

Purchase Wood is a relic woodland and noteable feature in an area of flat intensively farmed mixed arable land. It is prominent within the landscape and provides a significant habitat for wildlife consisting of pre 19th century hornbeam coppice with oak standards and some birch and hazel with open grassy rides and patches of wet grassland.

Willow Wood is a small isolated remnant of the pre-1810 woodland of hornbeam coppice remains and is now part of a larger area of rough grazing hemmed in by large open intensively farmed arable fields.



#### Mock Lane

This narrow sunken lane cuts across the ridge and is well vegetated with mature hedgerow trees of oak and field maple and blackthorn and hawthorn understorey. There are fine open views from the high point looking west across open countryside.



Coleman's Kitchen Wood (E31b.2) detracts from the setting of the wood.

This woodland on an isolated knoll is a distinctive feature within the landscape. It comprises 19th century coppiced hornbeam and hazel with oak standards which has been unmanaged for at least 30 years. The wood is criss-crossed by a network of footpaths and is well used by local residents but has been damaged by fire. The new development at Chartfields is in close proximity and



### Long Length (C5.7)

Long Length is a distinctive lane dominated by a long linear tree tunnel of oak and ash to the north and a strong hedgerow to the south.



**Finn Farm** 

This large farmstead dating from 1810 situated on the eastern edge of the study area is notable for multiple oasts in excellent condition.



Shadoxhurst Parish Woodlands (C28.1) The wooded mixed farmland to the south of the study area has a greater continuity of landscape and ecological features. The small-medium scale pasture is punctuated by scattered woodland blocks of former hornbeam coppice (notably Coldblow Wood and Coxland Wood) that are well linked by continuous hedgerows and associated ditches and ponds. Further east the extensive tract of woodland comprising Bishop's Wood and Forty Acre Wood marks the northern edge of the Old Romney Shoreline Wooded Farmlands where the gently undulating landscape is characterised by widespread coppiced broadleaf and mixed plantation woodlands.

## **Detractors**

	52	2	
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Railway Line	
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Travellers Site (E37.7) At Mock Lane there is a travellers site with area of dumping, an active gravel workings and a former landfill site grazed by horses. The area has a neglected and degraded character.

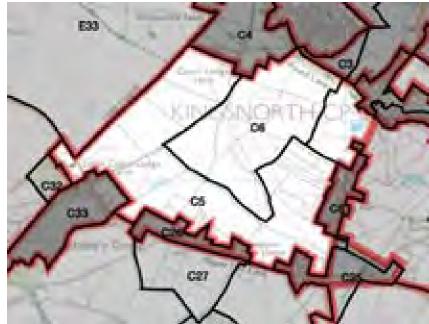


The A road borders the eastern edge.



# **Section 3 Field Work & Data Sheets**

## **BF 1 Kingsnorth Arable**



Location of BF 1 within Bethersden Farmlands

### District Landscape Type: **BF 1** Kingsnorth Arable

Comprising: C5, C6, C7 (W of Ashford Road)

### **CHARACTERISTIC FEATURES**

- Open gently undulating mixed farmland of medium sized fields with sheep grazing and arable land.
- Remnant hedges and intermittent hedgerow trees.
- Open views to the north and west; to the south and east are linear settlements along Magpie Hall Lane and Ashford Road.
- The vegetated lane of Long Length lies to the north west.

### **ANALYSIS**

#### Condition

Pattern of elements:	moderate
Detracting features: moc	lerate
Distinctiveness:	moderate
Cultural heritage:	moderate
Ecology:	low
Functionality:	high

A coherent pattern of medium sized fields primarily used for grazing with some arable with remaining hedgerow trees giving a layered effect and depth to the landscape, however there is some poaching and loss of hedgerows and replacement with stock fencing. The powerlines are a localised detractor.

### Sensitivity

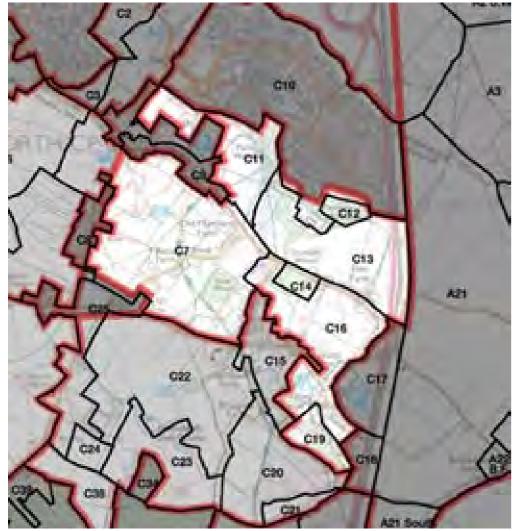
Sense of place:	moderate
Landform:	high
Extent of tree cover:	moderate
Visibility:	high

The grazed fields accentuate the subtle undulating topography and together with the hedgerow trees, which give a layered effect, the area has an apparent sense of place. There is a 10m level change rising to the area around Ashford Road which is locally prominent.

### POLICY RECOMMENDATIONS

restore & create

## **BF 2** Kingsnorth Wooded Pasture



Location of BF 2 within Bethersden Farmlands

### **District Landscape Type: BF 2 Kingsnorth Wooded Pasture**

Comprising: C7, C11, C12, C13, C14, C16, C19

### CHARACTERISTIC FEATURES

- Open undulating mixed farmland with arable and sheep grazing with a mix of gappy and strong hedgerows with intermittent trees.
- Park Wood, Stumble Wood, Sticket Wood and Park Lane Wood.
- The area between Park Farm and Kingsnorth is designated as a country park with new planting and pond, and is well-used by dog walkers.
- The oast at Finn farm is locally prominent.
- The A2070 bounds the eastern edge and the urban fringe of Ashford is visible to the north.

### **ANALYSIS**

### Condition

Pattern of elements:	moderate	Detra
Distinctiveness:	moderate	Cultu
Ecology:	moderate	Func

The pattern of elements is somewhat variable with a mix of large arable fields to small paddocks, with some loss of hedgerows. The mosaic of coppice woodlands, scrub vegetation and new planting provide a network of semi-natural habitats which would be improved through management. The A2070 bounds the eastern edge.

### Sensitivity

Sense of place:	moderate
Landform:	moderate
Extent of tree cover:	moderate
Visibility:	moderate

The mix of gently undulating topography, farmed landscape and woodlands gives the area some sense of continuity over time, especially to the east which is smaller in scale, although the sense of place is somewhat eroded by the loss of field boundaries and larger arable fields, and especially to the north around Park Farm. Visibility is intermittent.

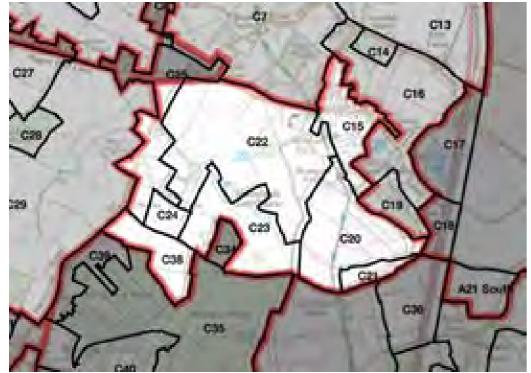
### POLICY RECOMMENDATIONS

### conserve & create

• Woodlands of neglected hornbeam coppice with oak standards which include Isaac Wood,

racting features: moderate ural heritage: moderate ctionality: high

## **BF 3 Homelands Recreation**



Location of BF 3 within Bethersden Farmlands

# District Landscape Type: BF 3 Homelands Recreation Comprising: C15, C20, C21, C22, C23, C24, C25, C38

### CHARACTERISTIC FEATURES

- Gently undulating landscape of variable landuse and mixed character comprising mixed farmland of arable and grazing enclosed with high hedgerows and hedgerow trees which give a wooded quality and distinct enclosure pattern of rectilinear fields.
- course.
- Off Ashford Road is the Old Stacians Cricket Club recreation ground and a brick and tile depot and former iron works.

### ANALYSIS

### Condition

Pattern of elements:	low
Detracting features:	moderate
Distinctiveness:	low
Cultural heritage:	low
Ecology:	moderate
Functionality:	low

The diversity of elements including recreation, former works and farmed landscape gives an piecemeal incoherent feel to the overall landscape, and lack of distinctive character. The former tile works, now derelict are a local eyesore. The high hedgerows and grazed areas are important wildlife corridors and habitats.

### Sensitivity

Sense of place:	low
Landform:	moderate
Extent of tree cover:	moderate
Visibility:	moderate

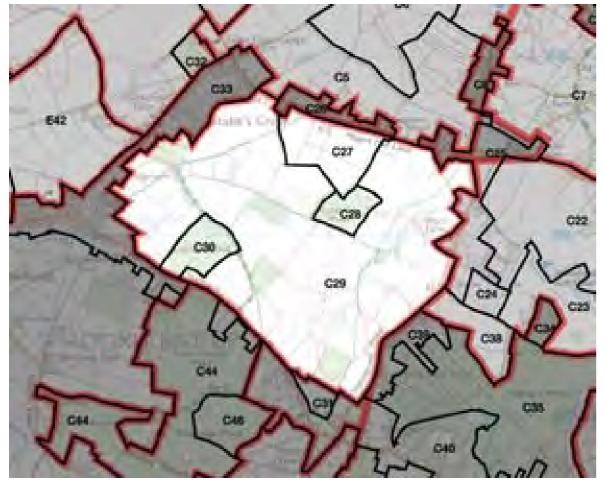
The area lacks distinctive character and sense of place. The undulating landform and high hedges generally restrict views.

### POLICY RECOMMENDATIONS

create

• To the east is Broadhembury Holiday Park (caravan park) and to the south Homelands Golf

### **BF 4 Stubbs Cross Woodlands**



Location of BF 4 within Bethersden Farmlands

### **District Landscape Type: BF 4 Stubbs Cross Woodlands**

Comprising: C27, C28, C29, C30, C31

### CHARACTERISTIC FEATURES

- Mixed generally level farmland of small to medium sized pasture, paddocks and arable filelds with scattered woodland blocks.
- Mix of stock fencing, indicating some loss of hedgerows and in other places strong hedgerows with trees to external boundaries.
- The woodlands such as Coldblow Wood and Coxland Wood comprise oak/ ash woodland and former hornbeam coppice.

### ANALYSIS

#### Condition

Pattern of elements:	high
Detracting features:	moderate
Distinctiveness:	moderate
Cultural heritage:	moderate
Ecology:	moderate
Functionality:	high

A rich mix of woodland blocks and associated ponds within a farmed landscape provide a network of semi-natural habitats, including an old byway to the north of Coxland Wood and distinctive character. The bungalows along Magpie Hall Lane and the power lines detract from the overall rural character. The farmed landscape is well managed, however a number of stagheaded trees were noted where ploughing directly under the tree canopy has caused dieback.

### Sensitivity

Sense of place:	moderate
Landform:	high
Extent of tree cover:	high
Visibility:	moderate

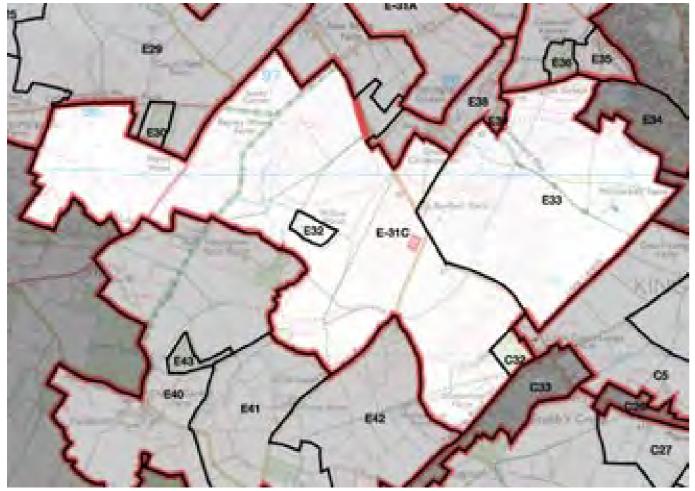
The diverse mix of woodland and farmed landscape gives a distinctive character and a moderate sense of place. The land rises 10m to 50m in the southeast corner, however the visibility is varied due to intervening clumps of trees and hedgerows.

### POLICY RECOMMENDATIONS

### conserve & restore

- conserve old byways
- restore hedgerows
- potential for biomass

## **BF 5** Chilmington Open Arable



Location of BF 5 within Bethersden Farmlands

### **District Landscape Type: BF 5 Chilmington Open Arable**

Comprising: C32, E31c, E32, E33

### CHARACTERISTIC FEATURES

- Large open prairie style arable fields with gentle slopes rising to Coleman's Kitchen Wood (within area BF10).
- Extensive loss of hedgerows, particularly between Chilmington Green and Long Length are continuous ancient laid hedges with oak, however this is rare.
- Pollarded willows along the B-road near Great Chilmington. Willow Wood is a remnant hornbeam coppice isolated within the large fields.
- Expansive views, especially around Coleman's Kitchen Wood but these are contained in proximity to Long Length.

### **ANALYSIS**

### Condition

Pattern of elements:	low	Detra
Distinctiveness:	high	Cultu
Ecology:	low	Funct

There is a unified pattern of elements of vast open fields with ditches - an intensively farmed landscape which has undergone substantial hedgerow loss and removal of wildlife habitats and corridors.

### Sensitivity

Sense of place:	low	Landform:	high
Extent of tree cover:	low	Visibility:	high

The area has a distinctive character in terms of the level wide open fields devoid of hedgerows with expansive views, but has a weak sense of place and continuity. It is highly visible with long distance views, especially on the gentle slopes towards Coleman's Kitchen Wood.

### POLICY RECOMMENDATIONS

### restore & create

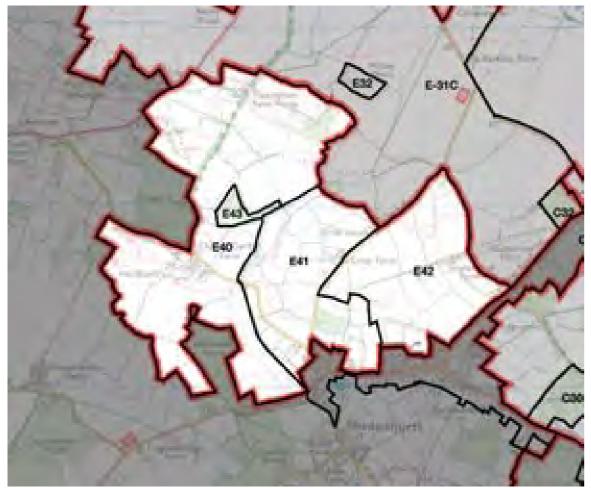
- restore hedgerows
- extend and create new woodlands to link to Old Saxon Shoreline
- create green grid incorporating gently sloping visible land towards Coleman's **Kitchen Wood**

leaving remnant hedgerow trees isolated in the middle of vast fields. In other places there

• The area is crisscrossed by a network of footpaths – the Greensand Way and two byways.

acting features: low ural heritage: low high ctionality:

## **BF 6** North Shadoxhurst Bocage



Location of BF 6 within Bethersden Farmlands

### **District Landscape Type: BF 6 North Shadoxhurst Bocage**

Comprising: E40, E41, E42, E43

### **CHARACTERISTIC FEATURES**

- Undulating mixed farming with pasture and arable in medium to small size fields generally bounded by strong pattern of high hedgerows with mature trees inter spersed with woodland blocks, streams and ditches.
- The southern part with windy lanes has a wooded and intimate quality.

### **ANALYSIS**

### Condition

Pattern of elements:	moderate
Detracting features:	moderate
Distinctiveness:	high
Cultural heritage:	moderate
Ecology:	moderate
Functionality:	high

A mosaic of working farms with medium to small fields of pasture, arable and paddocks interspersed with woodland blocks linked by continuous mature hedgerows, streams, wetlands and scrub. There are some small scale enterprises such as the lorry park at Criol Lands, and leylandii hedges which are localised detractors. There is a fine oast at Criol Farm.

### Sensitivity

Sense of place:	high
Landform:	moderate
Extent of tree cover:	moderate
Visibility:	low

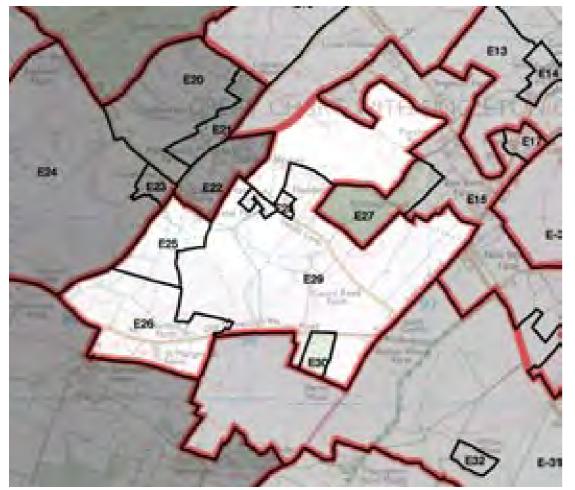
The mix of smaller fields with pasture and arable enclosed by high hedgerows and woodlands and undulating topography falling gently to the south gives the area has an intimate and timeless guality and strong sense of place. Generally views are restricted, but there are there are longer distance views from the higher point at Chart Road near Criols Lands.

### POLICY RECOMMENDATIONS

### conserve & restore

- conserve and restore woodlands, hedges and habitats of high ecological value
- potential for biomass production

### **BF 7** Barton Farm to Goldwell Bocage



Location of BF 7 within Bethersden Farmlands

### **District Landscape Type: BF 7 Barton Farm to Goldwell** Bocage

Comprising: E16 (north of Purchase Wood), E25, E26, E28, E29, E30

### CHARACTERISTIC FEATURES

- Large to medium sized arable fields, intensively farmed with hedgerows removed to make way for deep ditches.
- Some pasture and paddocks enclosed by tall roadside hedges around Sandy Lane with a cluster of widely spaced bungalows in garden plots.
- Bayley Wood a former hornbeam coppice with oak standards lies to the south of Old Surrenden Manor Road.

### **ANALYSIS**

### Condition

Pattern of elements:	low
Detracting features:	moderate
Distinctiveness:	low
Cultural heritage:	low
Ecology:	moderate
Functionality:	moderate

An incoherent mix of intensively farmed open large arable fields and small fields with unimproved pasture enclosed by tall hedges. Run-down industrial unit at Barton Farm and evergreen macrocarpa and poplar treebelts at Court Reed Farm are local detractors. Bungalows on Sandy Lane have a suburban feel due to building styles and open layout.

### Sensitivity

Sense of place:	poor
Landform:	poor
Extent of tree cover:	moderate
Visibility:	moderate

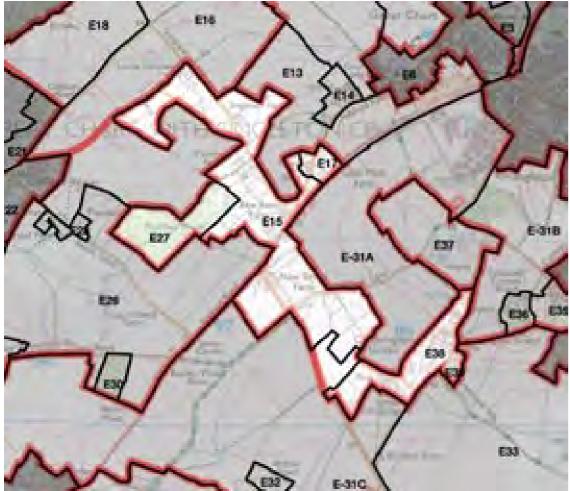
The area has a discordant feel and poor sense of place with intermittent visibility.

### POLICY RECOMMENDATIONS

### restore & create

- potential for biomass woddlands
- create rides for horses
- restore hedgerows

### **BF 8** Goldwell Lane Farmsteads



Location of BF 8 within Bethersden Farmlands

### **District Landscape Type: BF 8 Goldwell Lane Farmsteads**

Comprising: E15, E17, E27, E38, E39, E31c

### CHARACTERISTIC FEATURES

- Scattered pre 20th century farmsteads and medieval houses (some with moats) along a garden settings, however Blue Barn Farm is now a small business enterprise and Little Moat Farm has been converted to modern residential dwellings.
- Purchase Wood of hornbeam/ hazel coppice with rides is a noteable feature in the surrounding flat farmland.

#### **ANALYSIS**

#### Condition

Pattern of elements:	moderate
Detracting features:	moderate
Distinctiveness:	moderate
Cultural heritage:	high
Ecology:	moderate
Functionality:	high

A distinct and generally intact pattern of farmsteads and medieval houses, but with some conversion to modern dwellings and business enterprises adjacent to the busy A28. The small field pattern is retained in the paddocks with semi-improved pasture enclosed by hedges and poplar shelterbelts.

### Sensitivity

Sense of place:	high
Landform:	moderate
Extent of tree cover:	moderate
Visibility:	moderate

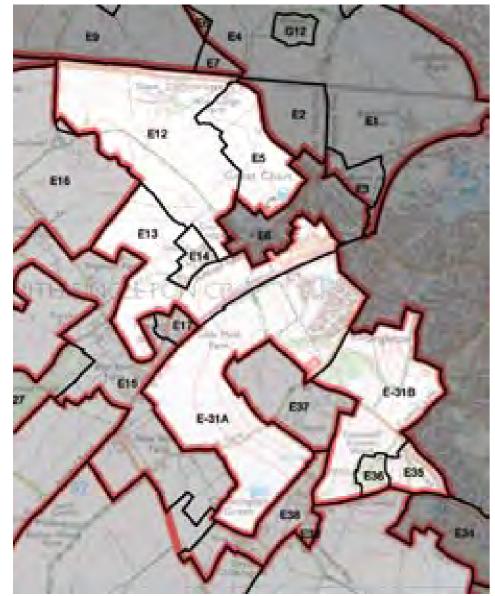
Away from Ashford Road a quiet country lane, typical of the Weald with random mix of memorable vernacular buildings.

### POLICY RECOMMENDATIONS

conserve & create

winding country lane. Generally the properties have retained their local vernacular style and

### **BF 9** Great Chart Farmlands



Location of BF 9 within Bethersden Farmlands

### **District Landscape Type: BF 9 Great Chart Farmlands** Comprising: E5, E12, E13, E31a, E31b, E35, E36

### CHARACTERISTIC FEATURES

- Gently sloping large fields of predominantly arable land with some pasture and mixed use woodland.
- The land rises along Mock Lane which is well vegetated and sunken in places and gives elevated views southwards towards Chilmington Green. Around Great Chart there are elevated views eastwards towards Ashford.
- The railway and recycling depot lie to north of the area.
- Coleman's Kitchen Wood to the south is a distinctive hornbeam/ hazel coppice on an outlying knoll of greensand.

### **ANALYSIS**

### Condition

Pattern of elements:	moderate
Detracting features: low	
Distinctiveness:	moderate
Cultural heritage:	moderate
Ecology:	moderate
Functionality:	high

A variable pattern of large Grade 2 arable land with mix of pasture, paddock and recreational land around Great Chart and Singleton. Ashford Road bisects the area in cutting so for the most part is visually contained.

### Sensitivity

Sense of place:	moderate
Landform:	high
Extent of tree cover:	moderate
Visibility:	high

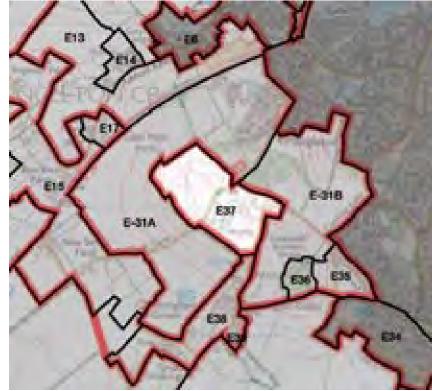
The rising ground with high quality farmed land, sunken Mock Lane and Coleman's Kitchen Wood give some distinctive character and continuity to the area.

### POLICY RECOMMENDATIONS

### conserve & restore

around Great Chart and Singleton with horse paddocks, recreational areas and community

## **BF 10 Mock Lane Knoll**



Location of BF 10 within Bethersden Farmlands

### District Landscape Type: **BF 10** Mock Lane Knoll Comprising: E37

### **CHARACTERISTIC FEATURES**

• A plateau comprising a working gravel/ sand quarry, travellers site (with dumping) and former landfill site (now grazed by horses) bisected by Mock Lane.

### ANALYSIS

### Condition

Pattern of elements:	low
Detracting features: high	
Distinctiveness:	low
Cultural heritage:	low
Ecology:	moderate
Functionality:	low

A discordant fragmented pattern of elements with neglected and degraded character.

### Sensitivity

Sense of place:	low
Landform:	high
Extent of tree cover:	low
Visibility:	moderate

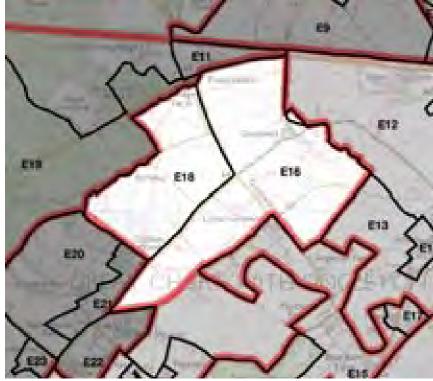
A chaotic and unkempt feel with intermittent visibility.

### POLICY RECOMMENDATIONS

### create and reinforce

- create green grid route from town to countryside with open views
- reinforce adjacent community forest by additional planting

### **BF 11 Goldwell**



Location of BF 11 within Bethersden Farmlands

### District Landscape Type: BF 11 Goldwell Comprising: E16, E18

### CHARACTERISTIC FEATURES

- Large arable fields, intensively farmed with loss of hedgerows.
- Land gently rises to ridgeline and prominent knoll and oast at Goldwell.
- Extensive views from the ridgeline and Goldwell Lane to the west, south and east.

### ANALYSIS

### Condition

Pattern of elements:	moderate
Detracting features: low	
Distinctiveness:	high
Cultural heritage:	moderate
Ecology:	low
Functionality:	high

A coherent pattern of large intensively farmed arable fields on a ridgeline with a distinctive open character devoid of hedgerows.

### Sensitivity

Sense of place:	high
Landform:	high
Extent of tree cover:	low
Visibility:	high

The rising ground with large open arable fields and extensive views gives a strong sense of place.

### POLICY RECOMMENDATIONS

### conserve & restore

- conserve open views
- restore hedgerows

# **Bethersden Farmlands BF1: Kingsnorth Arable**

#### FIELD STUDY SHEET 1

Date.	30/09/0	Λ
Dule.	30/07/0	4

Location: C5 East of Long Length

Map reference: TQ993388

Context:					
	nersden Farmlan um regular with s	ds traight boundaries			
Aesthetics – wh	nat is your overal	l impression of this arec	lŚ		
TOPOGRAHY	Dominant Apparent <b>Insignificant</b>	Landform Rises gently in NE corner		land across Long Length, inward looking	
TREE COVER	Dominant Apparent Insignificant	Key visual elements Intermittent hedgerow trees	Views within Medium, r	more open to west	
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerows, stock fencing, dykes	Pattern Medium, regular		
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Mixed farmland	Seasonal variation		
Key characteri	stics – in what w	u ay do the following cor	ntribute to loc	cal distinctiveness?	
Natural features				Species associations	
Farm type	Primary Sheep graz	ing		Other Arable	
Woodlands	Heritage featu	ires		Species	
Hedgerow trees	Heritage featu Intermitten			<b>Species</b> Oak, ash	
Other trees	Heritage featu	ires		<b>Species</b> Poplars in NE corner	
Field Boundaries	Heritage featu Dry ditch, h	rres Jedge, stock fences		<b>Species</b> Hawthorn, blackthorn, field maple, rose	
Highways	Verges Long Lengt	h		Other features Very long linear tree tunnel to north, strong hedge to south	
Buildings	Villages			Farmsteads	
Other features	Pylons				

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### C5 ctd.

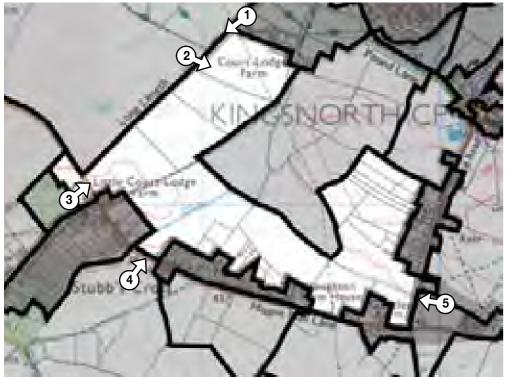
Brief description: Horse-shoe shape by Long Length to of Kingsnorth to e hedges, intermitte	o we ast,	st, Mag and wro	pie Ha aps arc	II Lane se ound Cou	ettlements irt Lodge	s t
Visual unity – as detracting featu		the ove	erall un	ity of the	landscap	)e
Detractors: Py	lons					
Ecological integ wildlife?	rity -	• how w				ntr
Extent of semi-nature Some small pone map not surveye private land	ds or	า	1	•	<b>dors</b> hes, Long	I
Intensity of land use Moderate						
Condition of her to change	itage	e feature	es – as	sess curre		
Tree Cover	Extent			Age stru mature		
Field Boundaries	Some very good hedges, some Some good stock fencing					
Other features						
Impact of built d vernacular, chai					es moder	n
Туре	Siti	ng		Design		
Pylons				Screen quite w hedge trees	vell by	

### **C5** East of Long Length

nantly sheep grazing, bounded to south and Ashford Road / south arm Hill (C6) to north. Variable						
anc	I note th	ne sig	nificance of			
			Intact			
			Interrupted			
			Fragmented			
ryside	e functio	on as	a habitat for			
	High					
	Mode	erate				
	Low					
on an	id make	e note	e of vulnerability			
ure		<u> </u>	a d			
ure			od			
			ıriable			
		Ро	oor			
gap	nv	Go	bod			
gop	×7.		ariable			
			or			
			bod			
		Vc	ıriable			
		Ро	or			
development respect local						
Extent High						
			Moderate			
			Low			
			l			



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Photograph locations/ direction









#### FIELD STUDY SHEET 1

#### Date: 30/09/04

Location: C6 Hill south of Court Lodge Farm

Map reference: TQ995394

Context: Kent LCA: Bet HLT: 1.15 Smal			ls avy boundaries			
Aesthetics – w	hat is	s your overall	impression of this area	2		
TOPOGRAHY	Dominant <b>Apparent+</b> Insignificant		Landform Distinctive hill S of Court Lodge Farm	and Dov woods; S	N to Stanhope, south Ashford vns; W open farmland and to Stubbs Cross and Magpie e; E restricted by trees	
TREE COVER	Ap	minant <b>parent</b> gnificant	Key visual elements hedgerow trees	Views within Open, but rising land		
ENCLOSURE PATTERN	Dominant <b>Apparent</b> Insignificant Unenclosed		Key visual elements Hedges to E and W; stock fence and remnant hedge to S and N	Pattern Lost due to hedge clearance. Med scale, no wavy boundaries		
SETTLEMENT & LANDUSE	Apparent Insignificant Unsettled		Key visual elements Mixed farmland	Seasonal variation		
Natural features		Hill	y do the following con		Species associations	
Farm type Primary Sheep grazing			ng	Other Arable		
Woodlands		Heritage featur	es		Species	
Hedgerow trees		Heritage feature Intermittent	<b>es</b> – better to N and E		<b>Species</b> Ash, oak, holly	
Other trees		Heritage featur Dykes			<b>Species</b> Willow, ash, hawthorn	
Field Boundaries	Id Boundaries Heritage features Stock fence and gappy hedges				Species Hawthorn, blackthorn	
Highways	Verges				Other features	
Buildings		Villages			Farmsteads	
Other features						

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### C6 ctd.

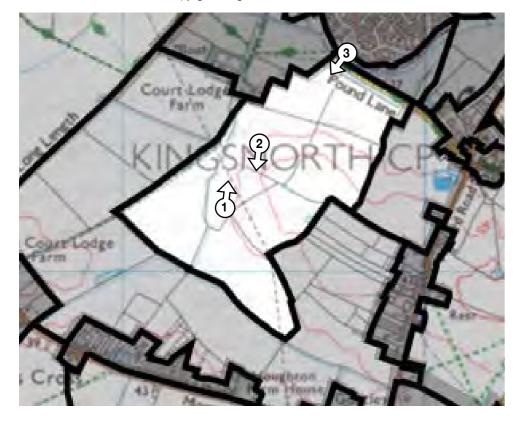
Brief description	:		
Medium sized par	rcel of gent	tly rolling open	sheep pastu
remnant hedges,			
to N and W.	,		
Visual unity – as	sess the ov	erall unity of th	e landscape
detracting featu	vres		
Detractors:			
Pylons and hedge	e clearance	e, some dumpi	na in dvke to
Pound Lane			0 /
Ecological integ	rity – how v	vell does this ar	rea of countr
wildlife?	-		
Extent of semi-nature	al habit	Ecological co	
		Dykes, and	
		unlinked he	dgerows
Intensity of land use		1	
Moderate			
Condition of her	itage teatu	r <b>es</b> – assess cur	rent conditio
to change			
Tree Cover	Exten	•	Age structu
Tree Cover	LXIEII	1	mature
			maiore
Field Boundaries			
riela boundaries	Gap	py hedges, go	od quality sid
Other features			
Onerleatures			
Impact of built d	avalanma		oor modorn
vernacular, char Type	Siting	<u>sense of place</u> <b>Desian</b>	
1 / * *			

### **C6** Hill south of Court Lodge Farm

re and arable farmland with g hedge. Open views especially						
e and note th	ne sig	gnificance of				
o south of		Intact <b>Interrupted</b> Fragmented				
ryside functio	on as	a habitat for				
High						
Mode	erate					
Low+						
on and make	e not	e of vulnerability				
ure		ood I <b>riable</b> Ior				
ock fence	Vc	ood ariable <b>oor</b>				
	Vc	ood ariable oor				
developmer	nt res	spect local				
Extent		High Moderate Low				



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Photograph locations/ direction







#### FIELD STUDY SHEET 1

Date: 01/10/04

Location: C7 Bond Lane

Map reference: TR004388

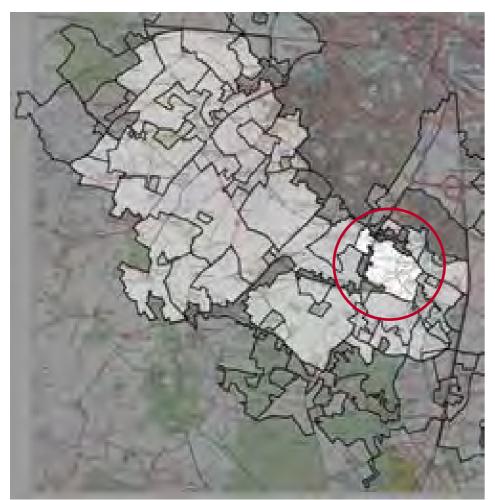
Context:				
	hersden Farmlar I rectilinear with	nds wavy boundaries and p	ponds	
Aesthetics – w	hat is your overc	all impression of this area	żŚ	
TOPOGRAHY	Dominant <b>Apparent</b> Insignificant	Landform	Views Out E, W and	S, ?N (misty!)
TREE COVER	Dominant <b>Apparent</b> Insignificant	Key visual elements Wood and hedgerow trees	Views withi Filtered	n
ENCLOSURE PATTERN	Dominant <b>Apparent</b> Insignificant Unenclosed	Key visual elements Hedges and stock fencing, some ditches	Pattern Medium still evide	rectilinear, few wavy boundaries nt
SETTLEMENT & LANDUSE	Dominant <b>Apparent</b> Insignificant Unsettled	Key visual elements Clustered farmsteads; Mixed arable and sheep and horses	Seasonal v	ariation
Key character Natural features		vay do the following co all)	ntribute to lo	Species associations
Farm type	Primary Mixed – ar	able and sheep		Willow and poplar Other
Woodlands				Species Hornbeam coppice, oak and ash standards
Hedgerow trees	Intermitter	nt		<b>Species</b> Oak, ash
Other trees	Heritage feat Some oak	t <mark>ures</mark> standards near Isaac V	lood	Species
Field Boundaries	Stock fenc	<b>tures</b> ce, gappy hedges, some	e trimmed	Species Hawthorn, hazel, blackthorn
Highways Bond Lane – good trees and hedges – oak and ash Ashford Road				Other features
Buildings	Villages	Farmsteads Bond Farm – clustered farmstead and converted working barns. Old Mumford Farm		
Other features	Reservoir			

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

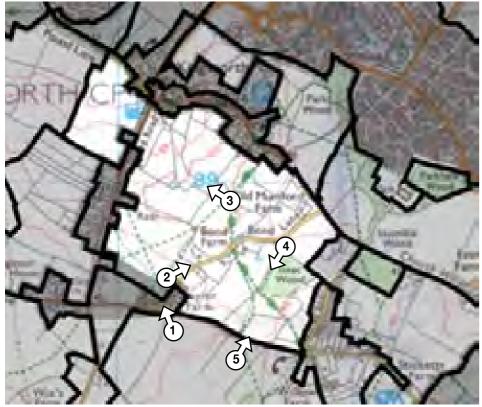
#### C7 ctd.

D. J. C. J									
Brief description Square-shaped p and sheep grazin Lane crosses parc crosses the main	oarce ng, vo cel, B	ariable g ond Far	gappy m fori	hedgero	ws, interr	nittent	hedgerow		
Visual unity – as detracting featu		the ove	rall un	ity of the	landscap	be and	note the s	significance of	
Detractors:IntactAshford Road – very busy road – interrupts parcel to NWFragmentedPortakabins, sheds, lorries etc. at back of Bond Farm.FragmentedResevoir.Fragmented								Interrupted	
Ecological integ wildlife?	ırity -	how we	ell doe	es this are	a of cour	ntryside	e function	as a habitat for	
Extent of semi-natur				ogical corrio			High		
Isaac Wood and ponds	d sma	ll		/ gappy t , especia e			Moderat	łe	
							Low		
Intensity of land use Moderate									
to change	itage	e teature	<b>es</b> – as	sess curre	nt condit	ion an	d make no	ote of vulnerability	
Tree Cover		Extent         Age structure           Some die back         and dead trees			cture	1	Good <b>/ariable</b> Poor		
Field Boundaries	5	Gappy hedges, some untrimmed					۱	Good <b>/ariable</b> Poor	
Other features						1	Good /ariable Poor		
Impact of built of vernacular, cha					es moder	n deve	elopment r	espect local	
Туре	Siti	na		Design		Exten	+	High	
,,,,,	3111			Design		LAICII	•	Moderate Low	

### **C7** Bond Lane



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Photograph locations/ direction









Ashford Landscape Character Assessment & Data Set for English Partnerships & Ashford Borough Council 122/doc/024 Bethersden Farmlands 11/2005



# **Bethersden Farmlands BF2: Kingsnorth Wooded Pasture**

#### FIELD STUDY SHEET 1

Date: 01/10/04

Location: C7 Bond Lane

Map reference: TR004388

Context:				
	hersden Farmlar I rectilinear with	nds wavy boundaries and p	ponds	
Aesthetics – w	hat is your overc	all impression of this area	żŚ	
TOPOGRAHY	Dominant <b>Apparent</b> Insignificant	Landform	Views Out E, W and	S, ?N (misty!)
TREE COVER	Dominant <b>Apparent</b> Insignificant	Key visual elements Wood and hedgerow trees	Views withi Filtered	n
ENCLOSURE PATTERN	Dominant <b>Apparent</b> Insignificant Unenclosed	Key visual elements Hedges and stock fencing, some ditches	Pattern Medium still evide	rectilinear, few wavy boundaries nt
SETTLEMENT & LANDUSE	Dominant <b>Apparent</b> Insignificant Unsettled	Key visual elements Clustered farmsteads; Mixed arable and sheep and horses	Seasonal v	ariation
Key character Natural features		vay do the following co all)	ntribute to lo	Species associations
Farm type	Primary Mixed – ar	able and sheep		Willow and poplar Other
Woodlands				Species Hornbeam coppice, oak and ash standards
Hedgerow trees	Intermitter	nt		<b>Species</b> Oak, ash
Other trees	Heritage feat Some oak	t <mark>ures</mark> standards near Isaac V	lood	Species
Field Boundaries	Stock fenc	<b>tures</b> ce, gappy hedges, some	e trimmed	Species Hawthorn, hazel, blackthorn
Highways Bond Lane – good trees and hedges – oak and ash Ashford Road				Other features
Buildings	Villages	Farmsteads Bond Farm – clustered farmstead and converted working barns. Old Mumford Farm		
Other features	Reservoir			

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

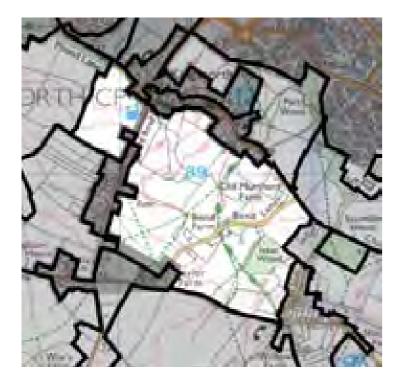
#### C7 ctd.

D. J. C. J									
Brief description Square-shaped p and sheep grazin Lane crosses parc crosses the main	oarce ng, vo cel, B	ariable g ond Far	gappy m fori	hedgero	ws, interr	nittent	hedgerow		
Visual unity – as detracting featu		the ove	rall un	ity of the	landscap	be and	note the s	significance of	
Detractors:IntactAshford Road – very busy road – interrupts parcel to NWFragmentedPortakabins, sheds, lorries etc. at back of Bond Farm.FragmentedResevoir.Fragmented								Interrupted	
Ecological integ wildlife?	ırity -	how we	ell doe	es this are	a of cour	ntryside	e function	as a habitat for	
Extent of semi-natur				ogical corrio			High		
Isaac Wood and ponds	d sma	ll		/ gappy t , especia e			Moderat	łe	
							Low		
Intensity of land use Moderate									
to change	itage	e teature	<b>es</b> – as	sess curre	nt condit	ion an	d make no	ote of vulnerability	
Tree Cover		Extent         Age structure           Some die back         and dead trees			cture	1	Good <b>/ariable</b> Poor		
Field Boundaries	5	Gappy hedges, some untrimmed					۱	Good <b>/ariable</b> Poor	
Other features						1	Good /ariable Poor		
Impact of built of vernacular, cha					es moder	n deve	elopment r	espect local	
Туре	Siti	na		Design		Exten	+	High	
,,,,,	3111			Design		LAICII	•	Moderate Low	

### **C7** Bond Lane



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Photograph locations/ direction









FIELD STUDY SHEET 1

Survey Date: 8.10.04	Reference: C11

Location: Park Wood Surveyors: LH/GG

Study Sector:		Kingsnorth		(Map ref: TR008392		
County Landscape Area:	e Character	Bethersden Wood	ded Farmlar	nds		
Historic Landscape	e Character:	Irregular straight k	poundaries			
Boundaries:		woodland to eas school and churc	t, Kingsnorth h to south,	orth east, C13 pasture and a settlements, recreation ground Ashford Road to west		
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Apparent – falling to west, otherwise insignificant		(long/short/restricted) ed to n and s, some filtered view I w		
TREE COVER	Dominant Apparent Insignificant	Key visual elements Apparent – woodland to e, hedgerow trees and new planting	Framed in woodl	thin (filtered/framed/open/restricted) d and open in pasture, restricted dland		
ENCLOSURE	Dominant	Key visual elements	Pattern and			
PATTERN	Apparent Insignificant Unenclosed	Apparent – stock fencing, hedgerows and ditches		straight boundaries still evident		
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant <b>Unsettled</b>	<b>Key visual elements</b> Unsettled		nge with settlements visible to ast and south		
	Dominant Apparent Insignificant	Key visual elements Apparent neglected pasture & coppice	variation ous trees			
KEY CHARACTERIS	<b>IICS</b> – in what v	vay do the following (	contribute to	o local distinctiveness?		
Natural features	Rivers/ knolls/ po Pond	onds		Species associations Poplar, willow, trolleys and sparganium		
Landuse/farm type	Primary Neglected p	asture		Other Coppice woodland		
Woodlands	Coppice/planta Park Wood a	<b>tion</b> nd extensive new pla	nting	Species Hornbeam coppice with oak standards, birch, holly, ash, hazel along n boundary, see C13 sheet for new planting		
Tree cover		edgerow/scattered/shelter ee above and freque ees		Species See above and hedgerow oaks, poplar by rec ground		
Field boundaries	Hedges, rabb stock fencing		-	Species Thorn		
Highways and footpaths	access New stiles an footpath net		existing	Other features (such as tree-lined lanes) None		
Built features	Villages/settlem	ents/farms/churches/oasts	;	Urban edge/pylons/masts/new housing Very close to urban edge		
Other features (such as moats)	None					

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT Reference: C11 contd

Brief summary d	escription:					
Kingsnorth village	designated a	sture and woodland as country park. Wel m, very important for	l-used foo	tpath netw	ork, many dog-	
		ess the views, outlool ny detracting feature				
Interrupted. This p	parcel is a land recreational u	dscape in transition, to use require active mo	the new h	iousing	Intact Interrupted Fragmented	
Ecological integ wildlife?	rity – how we	Il does this area of co	ountryside	function as	s a habitat for	
Extent of semi-nature patches Continuous patc scrub regenerat in pasture, ponc woodland	ch with ion	Ecological corridors and networks New planting provid		High Moderate to high Moderate Low		
High level of hur Condition of her to change Tree Cover	Ū.	- assess current con	dition and		e of vulnerability	
	coppio	new planting and u ce, condition genera should be restricted	lly good,	-	ariable oor	
Field Boundaries	Fire in h neglec	of historic field pattern and nedgerow to east, so ted and gappy, som row planting, conditi	ome hedg ne good r	es Vo new Po	ood ariable oor	
Other features		dumping in pond, 4 ge in wood	wheel	Vo	ood ariable oor	
Impact of built of vernacular, cha		- how well does mod nse of place	lern deve	lopment res	spect local	
Type New housing outside parcel but does affect parcel character	Siting	Design Successful screen planting	Extent		High Moderate Low Low	

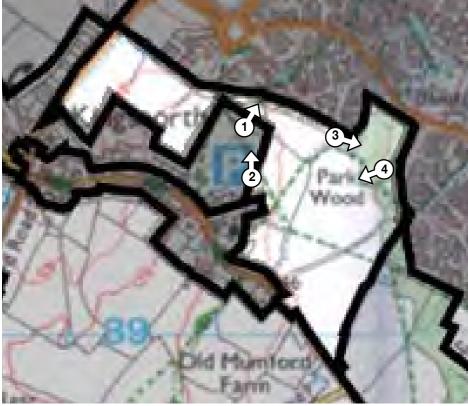
Brief summary d	escri	otion:							
Linear parcel of neglected pasture and woodland between Park Farm new housing and Kingsnorth village designated as country park. Well-used footpath network, many dog- walkers, some signs of vandalism, very important for recreational value and as buffer to urban edge.									
				ne views, outlook, o etracting features o					
Interrupted. This parcel is a landscape in transition, the new housing and high level of recreational use require active management for recreation and wildlife								Interrupted	
Ecological integ wildlife?	rity –	how we	ell doe	es this area of cour	ntryside	e functio	n as	a habitat for	
Extent of semi-natural habitat and patches Continuous patch with scrub regeneration in pasture, pond and woodland			netw	ogical corridors and vorks v planting provides	s links	High Moderate to high Moderate Low			
	nan,	dog an	d cat	activity sess current condit	ion an	d make	note	e of vulnerability	
to change									
Tree Cover		coppi	, new ce, co	v planting and unm ondition generally uld be restricted in	good,			ood riable or	
Field Boundaries	5	Fire in negle	hedg cted	oric field pattern and c gerow to east, some and gappy, some planting, conditior	e hedg good i	ges new	Good Variable Poor		
Other features				ping in pond, 4 wh wood	eel			ood riable or	
Impact of built of vernacular, cha				v well does moder of place	n deve	lopmen	t res	pect local	
Type New housing outside parcel but does affect parcel character	Sitin	g		<b>Design</b> Successful screen planting	Exten	ł		High Moderate Low Low	

Brief summary d	escrip	tion:								
Kingsnorth village	Linear parcel of neglected pasture and woodland between Park Farm new housing and Kingsnorth village designated as country park. Well-used footpath network, many dog- walkers, some signs of vandalism, very important for recreational value and as buffer to urban edge.									
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance										
and high level of	Interrupted. This parcel is a landscape in transition, the new housing and high level of recreational use require active management for recreation and wildlife									
Ecological integ wildlife?	rity – h	iow well	ldoe	es this area of cour	ntryside	e functio	n as	a habitat for		
Extent of semi-natural habitat and patches Continuous patch with scrub regeneration in pasture, pond and woodland			Ecological corridors and networks       High       Moderate         New planting provides links       Low			derate to high				
Intensity of land use High level of hur Condition of her to change	nan, d	log and	cat	activity sess current condit	ion an	d make	note	e of vulnerability		
Tree Cover		coppic	new :e, co	planting and unm ondition generally uld be restricted in	good,	ed		ood riable or		
Field Boundaries	;	Fire in h neglec	nedg ted o	oric field pattern and co lerow to east, some and gappy, some olanting, condition	e hedg good i	ges new		ood riable or		
Other features		Trolley o damag		ping in pond, 4 wh wood	eel			ood riable or		
Impact of built d vernacular, cha				v well does moder of place	n deve	lopmen	t res	pect local		
Type New housing outside parcel but does affect parcel character	Siting			Design Successful screen planting	Exten	t		High Moderate Low Low		

### **C11** Park Wood



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Photograph locations/ direction









FIELD STUDY SHEET 1

#### Date: 01/10/04

Location: C12 Park Lane Wood

Map reference: TR014390

	nersden Farmlan pre-1810 woodla					
Aesthetics – wh	iat is your overal	ll impression of this are	aș			
TOPOGRAHY	Dominant Apparent	Landform	Views Out N, S and E	E short views to adjacent fields		
TREE COVER	Insignificant Dominant Apparent Insignificant	Key visual elements Coppice with standards	Views within restricted	through coppice		
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	<b>Key visual elements</b> Boundary ditch	Pattern			
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements Woodland	Seasonal variation Deciduous woodland			
-	stics – in what we	dy do the following co	ontribute to lo			
Natural features				Species associations		
Farm type	Primary			Other		
Woodlands	Heritage featu Neglected	res coppice with standar	ds	<b>Species</b> Hornbeam coppice, oak standards, sweet chestnut, asł		
	Heritage featu	Jres		Species		
Hedgerow trees	her trees Heritage features			Species		
Hedgerow trees Other trees	Heritage featu					
Other trees	Heritage featu		e	<b>Species</b> Hawthorn		
Other trees Field Boundaries	Heritage featu Boundary h	ures	e			
-	Heritage featu Boundary h	<b>rres</b> nedge, ditch and fenc	e	Hawthorn		

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### C12 ctd.

Туре	Siting			Design		
Impact of built of vernacular, cha	•				es moder	'n
Other features						
Field Boundarie	S E	Ditch,	bank	and hea	dge - neg	le
Tree Cover	C	Contin			Mainly coppie stande	o ce arc
Condition of here	-	ature:	<b>s</b> – as	sess curre	ent condi	
<b>Intensity of land</b> Low (unmanage						
Extent of semi-nature Small woodland needs manage	block,		Ecolo	ogical corri	dors	
Ecological integ	grity – ho	wwe				ntr
Detractors: Traffic noise from	A2070, I	ocalis	ed e	vidence	of inform	al
Visual unity – a detracting feat		over	all un	ity of the	landscap	ce
a boundary ditcl	า.					
Small parcel of n wood to the nort	eglecte					
Brief description						

### C12 Park Lane Wood

	standards. Lanes bound the th east. The wood is enclosed by							
e anc	and note the significance of							
play	,		<b>Intact</b> Interrupted Fragmented					
ryside	e functio	on as	a habitat for					
	High							
	Mode	erate						
	Low							
on ar	nd make	e note	e of vulnerability					
ure		Go	od					
ver r	nature		riable					
e with ds		Poor						
cted		Gc	od					
		<b>Va</b> Po	<b>riable</b>					
			od					
		Va Po	riable or					
deve	elopmer	nt res	pect local					
Exter	nt		High					
			Moderate					
			Low					



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Photograph locations/ direction





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FIELD STUDY SHEET 1

Date: 01/10/04
----------------

Location: C13 Finn Farm

Map reference: TR014388

Context:				
	nersden Farmlan aneous valley ba	ds offom paddocks and pa	stures	
Aesthetics – wh	iat is your overal	l impression of this area?		
TOPOGRAHY	Dominant <b>Apparent</b> Insignificant	Landform Mainly insignificant but gentle rise N of Finn Farm	Views Out	
TREE COVER	Dominant Apparent Insignificant	Key visual elements Woodland edge, new planting, fine high hedge	Views within Open, es	n pecially to east
ENCLOSURE PATTERN	Dominant <b>Apparent</b> Insignificant Unenclosed	minant Key visual elements parent Stock fencing, ditch gnificant and hedges		lds to east
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Apparent but localised settlement at Finn Farm and Park Fm to N (outside parcel). Mixed land use.	Seasonal vo	ariation
Key characteris Natural features		ay do the following cont		ocal distinctiveness?
Farm type	Primary Sheep graz		9	Other Arable
Woodlands	Heritage featu	•		Species Woodland and understorey natives
Hedgerow trees	Heritage featu Intermittent			Species Oak
Other trees	Heritage featu			Species
Field Boundaries	Heritage featu Ditches, he south of sch	dges, stock fence. V fin	e hedge	Species Notably species rich hedge south of school
Highways	Verges			Other features
Buildings	Villages			Farmsteads Finn Farm oasts
Other features				1

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

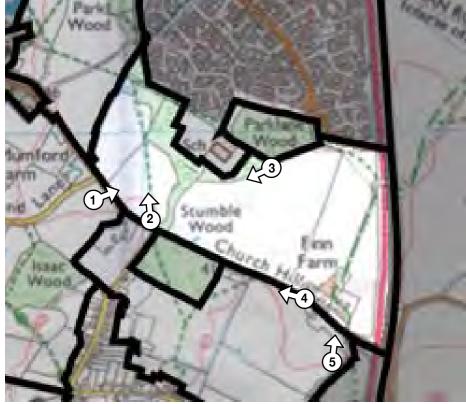
#### C13 ctd.

									]	
Brief description Rectangular para to south and farm to the west, arab incorporating foc cluster and oast is	cel bo nlanc le to otpati	to wes the eas h, pond	t. Op t. Exte , ditch	en, gently ensive nev nes, hedg	v rising mi w native	xed fa plantir	rmland ng to sou	and : uth of	sheep grazing Park Farm	
Visual unity – assess the overall unity of the landscape and note the significance of detracting features										
Vast arable to east Intact										
Detractors:InterruptedPark Farm very well screened by new planting; A2070 in cut and not apparentFragmented										
Ecological integ wildlife?	rity –	how w	ell doe	es this are	a of cour	ntryside	e functio	on as	a habitat for	
Extent of semi-nature				ogical corrio			High			
New woodland pond	plan	ting,		ting and r I ditches	new hedg	ges				
				Low			Low			
Intensity of land use						_				
Condition of her to change	itage	e feature	<b>es</b> – as	sess curre	nt condit	tion an	id make	note	e of vulnerability	
Tree Cover		Extent	<b>3</b>					Go		
			Mixed, lot planting				new	-	riable	
					pianiin	g		Po	or	
Field Boundaries	;			planting,		t spec	ies	Go	od	
		rich h	edge	dge south of school				Variable		
								Po	or	
Other features		Oasts	on Fir	nn Farm				Go		
								Variable		
								Po	or	
Impact of built d					es moder	n deve	elopmer	nt res	pect local	
vernacular, cha	racte	er and se	ense c	of place						
Туре	Sitir	-		Design		Exter	nt		High	
Park Farm new		ry well							Moderate	
housing; School;		eened							Low +	
A2070	ne	w plant	шy						Impact will	
									lessen as	
									planting	
									matures	

### **C13** Finn Farm



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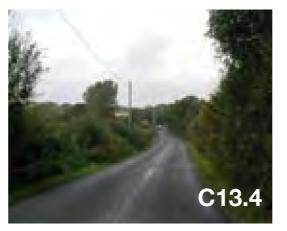


Photograph locations/ direction











FIELD STUDY SHEET 1

#### Date: 01/10/04

Location: C14 Stumble Wood

Map reference: TR011386

	ersden Farmlan re-1810 woodla				
Aesthetics – wh	at is your overal	l impression of this are	aș		
TOPOGRAHY	Dominant Apparent Insignificant	Landform	Views Out N, S and	E short views to adjacent fields	
TREE COVER	<b>Dominant</b> Apparent Insignificant	Key visual elements Coppice with standards	Views withi restricted	<b>n</b> d through coppice	
ENCLOSURE PATTERN	Dominant <b>Apparent</b> Insignificant Unenclosed	Key visual elements Boundary ditch	Pattern		
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements Woodland	Seasonal variation Deciduous woodland		
Key characteris	<b>tics</b> – in what we	ay do the following co	ontribute to lo	ocal distinctiveness?	
Natural features				Species associations	
Farm type	Primary			Other	
Woodlands	Heritage featu Neglected	res coppice with standar	ds	Species Hornbeam coppice, oak standards, sweet chestnut, as	
Hedgerow trees	Heritage featu	ires		Species	
Other trees	Heritage featu	ires		Species	
Field Boundaries	Heritage featu Boundary h	<b>res</b> Jedge, ditch and fenc	e	Species Hawthorn	
Highways	Verges Footpath th	nrough wood		Other features	
Buildings	Villages	-		Farmsteads	
				1	

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### C14 ctd.

<b></b>							
Brief description				o with o			
Small parcel of ne							
wood to the north and west, pasture bounds to the s							
a boundary ditch	1.						
Visual unity – as	sess	the overall un	ity of the	landscar	be		
detracting featu			1				
Detractors:							
Traffic noise from	A207	70, localised e	vidence	ot intorm	al p		
Ecological integ	<b></b>	howwolldo	os this are	a of cour	otn		
wildlife?	my -				111.)		
WIICIIIE							
Extent of semi-nature	al hat	pit Ecol	ogical corrio	lors			
Small woodland			Second Conne	2013			
needs manager							
needs manager							
Intensity of land use							
Low (unmanage	ed)						
Condition of her	itaa	forturos ac		nt condi	tion		
to change	nuge	e lealures – as	2622 COILE		noi		
io chunge							
Tree Cover		Extent		Age stru			
		Continuous		Mainly			
				coppio			
				stando	ard		
Field Boundaries		Ditch, bank	and had	<u>ao</u> noa			
				ige - neg	iec		
Other features							
Impact of built d		opmont how		or moder	n		
vernacular, chai				es model	пс		
	ucie		n place				
Туре	Siti	ng	Design				
		-	Ĩ				

### **C14 Stumble Wood**

			es bound the d is enclosed by		
e anc	l note th	ne sig	inificance of		
play			<b>Intact</b> Interrupted Fragmented		
ryside	e functio	on as	a habitat for		
	High				
	Mode	erate			
	Low				
on ar	id make		e of vulnerability		
	nature 1		ood nriable or		
cted			ood <b>iriable</b> or		
		Vc	Good (ariable Coor		
deve	elopmer	nt res	pect local		
Exter	nt		High Moderate Low		
			,]		



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Photograph locations/ direction





FIELD STUDY SHEET 1

Context:				
Comexi.				
Kent LCA: Beth	nersden Farmlan	ds		
HLT: 1.9 Small re	gular with straig	ht boundaries		
Aesthetics – wh	nat is vour overal	Il impression of this area	2	
	·			
TOPOGRAHY	Dominant		Views Out	d and Dayman E areas A00
	Apparent	Very gently undulating		d and Downs, E across A20 stricted by Sticketts Farm
	Insignificant			sincled by sinckens runn
TREE COVER	Dominant	Key visual elements	Views within	
	Apparent	Hedgerow trees	Open acro	oss low hedges
	Insignificant			
ENCLOSURE	Dominant	Key visual elements	Pattern	
PATTERN	Apparent	Hedgerows	Small to me	edium, regular
	Insignificant			
	Unenclosed			
SETTLEMENT &	Dominant	Key visual elements	Seasonal vari	ation
LANDUSE	Apparent	Settlement to south.		
	Insignificant	Sheep grazing and		
Key characteris	Unsettled stics – in what w	improved pasture. ay do the following con	tribute to loc	al distinctiveness?
Key characteris Natural features				al distinctiveness? Species associations
Natural features				
-	stics – in what w	ay do the following con		Species associations
Natural features	stics – in what w	ay do the following con		Species associations Other
Natural features Farm type Woodlands	stics – in what w Primary Grazing pa Heritage featu	ay do the following con sture		Species associations Other Arable Species
Natural features Farm type	Stics – in what w Primary Grazing pa Heritage featu	ay do the following con sture		Species associations Other Arable Species Species
Natural features Farm type Woodlands Hedgerow trees	stics – in what w Primary Grazing pa Heritage featu Standards	ay do the following con Isture Ires		Species associations Other Arable Species Species Oak, ash
Natural features Farm type Woodlands	Stics – in what w Primary Grazing pa Heritage featu	ay do the following con Isture Jures Jures		Species associations Other Arable Species Species
Natural features Farm type Woodlands Hedgerow trees Other trees	stics – in what w Primary Grazing pa Heritage featu Standards Heritage featu Garden tre	ay do the following con Isture Instruce Instruce Instruce Instruce Instruce Instruce Instruce Instruce Instruce		Species associations Other Arable Species Species Oak, ash Species
Natural features Farm type Woodlands Hedgerow trees	Stics – in what w Primary Grazing pa Heritage featu Standards Heritage featu Garden tre Heritage featu	ay do the following con Isture Insture Instruction Ins		Species associations Other Arable Species Species Oak, ash Species Species
Natural features Farm type Woodlands Hedgerow trees Other trees	stics – in what w Primary Grazing pa Heritage featu Standards Heritage featu Garden tre	ay do the following con Isture Insture Instruction Ins		Species associations Other Arable Species Oak, ash Oak, ash Species Species Hazel, hawthorn, hornbean
Natural features Farm type Woodlands Hedgerow trees Other trees Field Boundaries	Stics – in what w Primary Grazing pa Heritage featu Standards Heritage featu Garden tre Heritage featu Garden tre	ay do the following con Isture Insture Instruction Ins		Species associations Other Arable Species Oak, ash Species Species Hazel, hawthorn, hornbean field maple
Natural features Farm type Woodlands Hedgerow trees Other trees	Stics – in what w Primary Grazing pa Heritage featu Standards Heritage featu Garden tre Heritage featu Hedge and	ay do the following con isture ures ures ures d ditch		Species associations Other Arable Species Species Oak, ash Species Species Hazel, hawthorn, hornbean field maple Other Features
Natural features Farm type Woodlands Hedgerow trees Other trees Field Boundaries Highways	Stics – in what w Primary Grazing pa Heritage featu Standards Heritage featu Garden tre Heritage featu Garden tre Heritage featu Heritage featu Garden tre Heritage featu	ay do the following con isture ures ures ures d ditch		Species associations Other Arable Species Species Oak, ash Species Hazel, hawthorn, hornbean field maple Other Features Dry ditch
Natural features Farm type Woodlands Hedgerow trees Other trees Field Boundaries	Stics – in what w Primary Grazing pa Heritage featu Standards Heritage featu Garden tre Heritage featu Hedge and	ay do the following con isture ures ures ures d ditch		Species associations Other Arable Species Oak, ash Species Species Hazel, hawthorn, hornbean field maple Other Features Dry ditch Farmsteads
Natural features Farm type Woodlands Hedgerow trees Other trees Field Boundaries Highways	Stics – in what w Primary Grazing pa Heritage featu Standards Heritage featu Garden tre Heritage featu Garden tre Heritage featu Heritage featu Garden tre Heritage featu	ay do the following con isture ures ures ures d ditch		Species associations Other Arable Species Species Oak, ash Species Hazel, hawthorn, hornbean field maple Other Features Dry ditch Farmsteads Meadow Farm to S and
Natural features Farm type Woodlands Hedgerow trees Other trees Field Boundaries Highways	Stics – in what w Primary Grazing pa Heritage featu Standards Heritage featu Garden tre Heritage featu Garden tre Heritage featu Heritage featu Garden tre Heritage featu	ay do the following con isture ures ures ures d ditch		Species associations Other Arable Species Oak, ash Species Species Hazel, hawthorn, hornbean field maple Other Features Dry ditch Farmsteads
Natural features Farm type Woodlands Hedgerow trees Other trees Field Boundaries Highways	Stics – in what w Primary Grazing pa Heritage featu Standards Heritage featu Garden tre Heritage featu Garden tre Heritage featu Heritage featu Garden tre Heritage featu	ay do the following con isture ures ures ures ad ditch		Species associations Other Arable Species Species Oak, ash Species Hazel, hawthorn, hornbean field maple Other Features Dry ditch Farmsteads Meadow Farm to S and associated buildings, garage

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### C16 ctd.

Brief description:	:								
Medium sized irregular parcel of mainly grazing pasture with fairly strong hedgerows.									
Bounded by Stumble Wood and Church Hill lane to north and the residential dwellings									
along Steed Lane	e to tl	he west	. Viev	vs across	farmland	and A	2070 to	the e	east. Steed Lane
crosses in the sout									
			0011						
Visual unity – ass	sess t	he over	all uni	ty of the	landscap	e and	note th	e sigr	nificance of
detracting featu	vres				·			Ū	
Detractors: Intact									
Traffic noise and v	visua	l impac	t of A2	2070					Interrupted
Localised visual in	npac	ct of Me	adow	<sup>,</sup> Farm					Fragmented
	-								0
Ecological integration wildlife?	rity –	how we	ell doe	es this are	a of cour	ntryside	e functio	on as	a habitat for
Extent of semi-nature	al hab	oit	Ecolo	ogical corri	dors		High		
Pasture?			Нес	lgerows, l	high and		0		
			con	tinuous ir	n places.		Mode	erate	
			Drai	inage dit	ch.				
							Low		
							LOW		
Intensity of land use									
Moderate to low	<b>v</b>								
						•			
Condition of heri to change	itage	e feature	<b>95</b> – as	sess curre			d make	e note	e of vulnerability
	itage	Extent		sess curre	Age stru	cture	d make		e of vulnerability <b>od</b>
to change	itage			sess curre		cture	d make	Go	
to change	itage	Extent	daries	sess curre	Age stru	cture	d make	Go	<b>od</b> riable
to change Tree Cover		Extent Bound (hedg	daries ges)		Age stru	cture	d make	<b>Go</b> Va Poo	<b>od</b> riable or
to change		Extent Bound (hedg	daries ges)	sess curre ditch	Age stru	cture	d make	<b>Go</b> Va Poo	<b>od</b> riable or od
to change Tree Cover		Extent Bound (hedg	daries ges)		Age stru	cture	d make	<b>Go</b> Va Poo	<b>od</b> riable or
to change Tree Cover		Extent Bound (hedg	daries ges)		Age stru	cture	d make	<b>Go</b> Va Poo	od riable or od riable
to change Tree Cover Field Boundaries		Extent Bound (hedg	daries ges)		Age stru	cture	d make	Go Va Poo Va Poo	od riable or od riable or
to change Tree Cover		Extent Bound (hedg	daries ges)		Age stru	cture	d make	Go Va Poo Gc Va Poo Gc	od riable or od riable or
to change Tree Cover Field Boundaries		Extent Bound (hedg	daries ges)		Age stru	cture	d make	Go Va Poo Va Go Va	od riable or od riable or od riable
to change Tree Cover Field Boundaries		Extent Bound (hedg	daries ges)		Age stru	cture	d make	Go Va Poo Gc Va Poo Gc	od riable or od riable or od riable
to change Tree Cover Field Boundaries Other features		Extent Bound (hedg Hedg	daries ges) e and	ditch	Age struc Mature	cture		Go Va Go Va Go Va Poo	od riable or od riable or od riable or
to change Tree Cover Field Boundaries	evel	Extent Bound (hedg Hedg	daries ges) e and	ditch	Age struc Mature	cture		Go Va Go Va Go Va Poo	od riable or od riable or od riable or
to change Tree Cover Field Boundaries Other features Impact of built d	evel	Extent Bound (hedg Hedg opment er and se	daries ges) e and	ditch	Age struc Mature	cture	elopme	Go Va Go Va Go Va Poo	od riable or iable or od riable or pect local
to change Tree Cover Field Boundaries Other features Impact of built d vernacular, char Type		Extent Bound (hedg Hedg opment er and se	daries ges) e and	ditch v well doe of place	Age struc Mature	n deve		Go Va Poo Va Poo Va Poo nt res	od riable or iable or od riable or pect local High
to change Tree Cover Field Boundaries Other features Impact of built d vernacular, char Type Modern red		Extent Bound (hedg Hedg opment er and se	daries ges) e and	ditch v well doe of place	Age struc Mature	n deve Exten	elopmei it al impa	Go Va Poo Va Poo Va Poo nt res	od riable or od riable or od riable or pect local High Moderate
to change Tree Cover Field Boundaries Other features Impact of built d vernacular, char Type Modern red brick with out		Extent Bound (hedg Hedg opment er and se	daries ges) e and	ditch v well doe of place	Age struc Mature	n deve	elopmei it al impa	Go Va Poo Va Poo Va Poo nt res	od riable or iable or od riable or pect local High
to change Tree Cover Field Boundaries Other features Impact of built d vernacular, char Type Modern red brick with out buildings at		Extent Bound (hedg Hedg opment er and se	daries ges) e and	ditch v well doe of place	Age struc Mature	n deve Exten	elopmei it al impa	Go Va Poo Va Poo Va Poo nt res	od riable or od riable or od riable or pect local High Moderate
to change Tree Cover Field Boundaries Other features Impact of built d vernacular, char Type Modern red brick with out		Extent Bound (hedg Hedg opment er and se	daries ges) e and	ditch v well doe of place	Age struc Mature	n deve Exten	elopmei it al impa	Go Va Poo Va Poo Va Poo nt res	od riable or od riable or od riable or pect local High Moderate

### **C16** South of Church Hill



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Photograph locations/ direction







#### FIELD STUDY SHEET 1

#### Date: 01/10/04

#### Location: C19 Sticket Wood Map reference: TR0133777

Aesinelics – wh	at is your overal	l impression of this area	Ś		
TOPOGRAHY	Dominant Apparent Insignificant	Landform	Views Out Filtered t	to north and east	
TREE COVER	Dominant Apparent Insignificant	Key visual elements Remnants of Sticket Wood, hedgerow trees	Views with Filtered of trees	<b>in</b> across hedges and hedgerow	
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow, stock fence, ditches	Pattern Small sco in places	ale, now straight boundaries only s	
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Grazing	Seasonal variation		
Key characteris	i <b>fics</b> – in what w	ay do the following cor	ntribute to lo	ocal distinctiveness? Species associations	
Farm type	Primary Sheep graz	ing		Other	
Woodlands	Heritage featu	-	ticket	Species Hornbeam, birch, oak	
Hedgerow trees	Heritage featu Linear strips			Species Oak, ash	
Other trees	Heritage featu Former star grubbed o	ndards where wood has	Species Sweet chestnut, oak, ash		
Omer nees				Species Hornbeam, hawthorn	
Field Boundaries	Heritage featu			-	

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### C19 ctd.

Brief description Small rectangula		razina pasture v	with romn	ant hornhor		nice to east	
(Sticket wood) wi							
/ high hedges to					•		
, , ,			1-1-7	0			
Visual unity – as	ssess the ove	erall unity of the	landscap	be and note	the sig	nificance of	
detracting featu	Jres						
Detractors:						Intact	
Woodland clearance, farm dumping Interrupted							
Traffic noise and	visual impac	t A2070				Fragmented	
Ecological integ	<b>rity –</b> how w	ell does this are		ntryside func	tion as	a habitat for	
wildlife?							
Future of come maker	al hah it	Foologiagiag			-		
Extent of semi-natur Small strip of for		Ecological corri Strong hedge		Higi	n		
larger Sticket Wo		hedgerow tre		st Mo	derate	+	
					acraic	-	
				Low	/		
Intensity of land use Moderate - low							
Condition of her	itage feature	es – assess curre	ent condi	tion and ma	ke note	e of vulnerability	
to change							
Tree Cover	Extent		Age stru	oturo		<u></u>	
Iree Cover		nant wood	Mature			<b>od</b> riable	
		nedges	neglec		Po		
		coppice			100		
Field Boundaries	Strop	aarta waat aa		tripappad		od	
		nger to west, gappy and trimmed ecially to east				riable	
	C3per				Po		
Other features						od riable	
					Po		
Impact of built of			es moder	n developm	ent res	pect local	
vernacular, cha	racter and s	ense of place					
Туре	Siting	Design		Extent		High	
						Moderate	
						Low	

### **C19 Sticket Wood**



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Photograph locations/ direction





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# **Bethersden Farmlands BF3: Homelands Recreation**

FIELD STUDY SHEET 1

Settlement/	Edae	conditions	
Sememenny	Luge	COnditions	

**Survey Date:** 27/09/05

Reference: C15 Location: Willow Farm

Surveyors: LE/ AK

Study Sector:		Kingsnorth	(Map ref: TR009382)			
County Landscap Area:	e Character	Bethersden Farmlands				
Historic Landscap	е Туре:	9.6 Post 1810 settlement (gene	eral)			
Boundaries:		C22 to W, C16 to E, C20 & C19	P to S			
SETTLEMENT & BUILT FEATURES	<b>Dominant</b> Apparent Insignificant Unsettled	Key visual elements low density string of sub-urban style bungalows and houses lining lane				
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Appears level – 5m fall from west to e	ast over LDU			
TREE COVER	Dominant Apparent Insignificant	Key visual elements mature hedgerow oaks and large weeping willow in a garden				
FORM & LAYOUT	Linear Clustered Sprawling	Ribbon development on 2 cul de sac farm lanes				
AGE & CONDITION	Pre-war <b>Post-war</b> 1960-70's 1980-1990's Recent	Mostly post was ribbon development with some 19 <sup>th</sup> century or earlier cottages in traditional vernacular – brick, hung tile, peg tile roof				
<b>KEY FEATURES</b> – in settlement?	what way do the	following contribute to the loco	al distinctiveness of the			
Building style	<b>Roof &amp; materials</b> / Mixed, anytow					
Street Scene	Mix of agricultu gardens witho	boundaries/ materials ural hedges,deep front ut fences/hedges mestic hedges. Leafy suburban	Planting/ signage/ lighting			
Edge condition	New housing					
	Onto fields					
Other features (include detractors)	Red phone box					
Quiet, cul de sac, includes fishing la	private. Not esp kes – 'trespassers var on public foo	quil/ safe/ pleasant/ legible/ ac ecially accessible. Threatening t will be shot, survivors will be shot tpaths, suspect this resident resp	one from one property that t again' When carrying out			

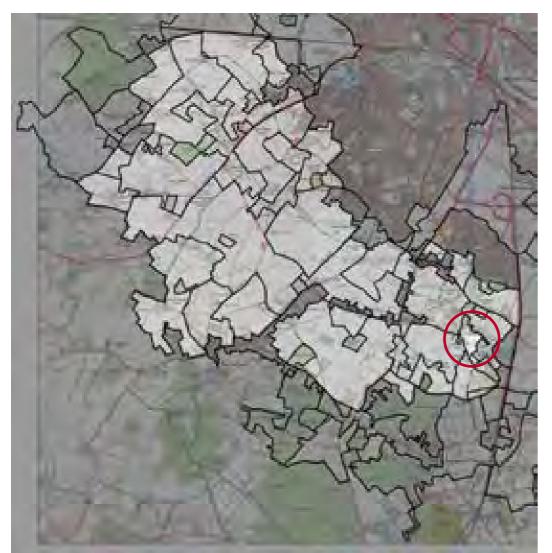
#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference:

Brief summary d	escr	iption of settle	ment/ edge co	onditio
landscape:		•		
Level landscape	with	gently undulc	ating surroundir	ngs, arc
hedgerow trees,				
Development see				
to a village when		,		
washed farm bui		•		
and camper van				
und camper van	5.115			
Visual context a	nd u	<b>nity –</b> assess th	ne views outlo	ok adi
of the settlemen				
or me sememer	in an		indening reard	cs and
farming				
Settlement integ		adaa canditi	<b>h</b> owwoll a	loor th
semement meg	jiiiy/	eage containe		ioes in
Extent of settlement				
discrete follwing two	arms o	ofa		
lane cul de sac				
Intensity of built form				
Low density – la	rge g	gardens with c	letached dwe	lings
Condition of her	itaac	<b>features</b> – as	sess current co	nditior
to change	nage			ianoi
to change				
Local vernacula	ır	Survival of fea	tures and conditio	n
		One Cottag	ge with trad m	aterials
Tree Cover		Age structure		
		high hedges a	ind hedgerow tree	es giove
		quality – oak, v	willow	
Field Boundaries	S		oric field pattern a	
		Thorns, dog	wood, elm, ros	se, field
		bullace		
Other features				
Impact of built o		•		dern c
vernacular, cha	racte	er and sense o	of place	
Туре	Siti	ng	Design	
post war dev	1	bon	mixed	D
				la
			1	

### **C15** Willow Farm

#### ons and its siting within the wider able fields with hedges and ig a rural small scale quality. is isolated on not an appendage arm – white washed with white cupies large area with mix of static ljacent landuses and overall unity d their significance Intact Interrupted Fragmented ne settlement hold together High Moderate Low n and make note of vulnerability Good S Variable Poor Good wooded Variable Poor dition Good d maple, Variable Poor Good Variable Poor development respect local Extent High Discrete -lining Moderate ane Low



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Photograph locations/ direction

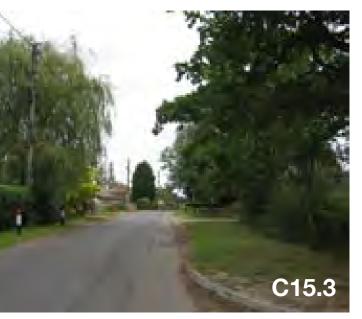












#### FIELD STUDY SHEET 1

#### Survey Date: 7.10.04 Reference: C20

Location: Braeside Farm Surveyors: LH/KP

Study Sector:		Kingsnorth	Kingsnorth (Map ref: TR00937			
County Landscape Area:		Bethersden Woode				
Historic Landscape	e Character:	type enclosure	Medium, regular with straight boundaries, parliamentary type enclosure			
Boundaries:			m to south	and Sticket Wood to east, C21 , C23 and golf to west		
TOPOGRAHY	Dominant Apparent Insignificant	Landform Just apparent – gentle rise to north		ong/short/restricted) I long views to North Downs to d east		
TREE COVER	Dominant Apparent Insignificant	Key visual elements Just apparent – mainly on boundary, very occasional hedgerow trees		n (filtered/framed/open/restricted) Den, partly restricted by		
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Apparent – stock fencing, gappy relic hedgerows and deep ditches	k Medium, regular, straight boundaries sti			
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	<b>Key visual elements</b> Unsettled	Pattern			
LANDUSE KEY CHARACTERIS	Dominant Apparent Insignificant <b>TICS</b> – in what v	<b>Key visual elements</b> Apparent sheep grazing vay do the following co	Seasonal vo Deciduou ontribute to	us trees		
Natural features	Rivers/knolls/po None	onds		Species associations None		
Landuse/farm type	<b>Primary</b> Rough grazin			Other None		
Woodlands	Coppice/planta	tion		Species		
Tree cover		edgerow/scattered/shelterb ttent hedgerow trees c daries		Species Oak and ash		
Field boundaries	Gappy hedg	/ <b>stock fence/electric</b> les, stock fencing and		Species Thorn		
Highways and footpaths	access Long distanc Way runs n to	ray/local road/footpath/no e footpath route, the C os through parcel	-	Other features (such as tree-lined lanes) None		
Built features	Villages/settlem None	ents/farms/churches/oasts		Urban edge/pylons/masts/new housing None		
Other features (such as moats)	None			1		

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: C20 contd

Brief summary d	escription:						
to north, poor sto north to south thre	ck fencing, ough the po	gently rolling open sheep ditches and poor gappy arcel, intermittent hedger a Downs to north and eas	hedges. The ow trees alon	Greensand Way runs g boundaries, long			
		ssess the views, outlook, c any detracting features c					
quality, under-gro	IntactThis parcel is still just an intact landscape but threatened by poorIntactquality, under-grazed hedgerows. Although the new A 2070(T) is veryFragmentedclose to the east there is minimal noise or visual impactFragmented						
Ecological integ wildlife?	<b>rity –</b> how w	ell does this area of coun	itryside functi	on as a habitat for			
Extent of semi-nature patches	al habitat and	Ecological corridors and	High				
No patches		networks Ditches and gappy hedges offer a	Mode	erate			
		fragmented network	Low I	Low Low			
Intensity of land use							
Low to moderat Condition of her	e itage featur	<b>es</b> – assess current conditi	ion and make	e note of vulnerability			
to change	-						
Tree Cover	-	<b>ructure</b> trees, mainly mature but ( lition	good	Good <b>Variable</b> Poor			
Field Boundaries		al of historic field pattern and co		Good			
		ly poor quality barbed wi ng and under-grazed hee		Variable <b>Poor</b>			
Other features	None	2		Good Variable Poor			
Impact of built d vernacular, chai		<b>t</b> – how well does moderr ense of place	n developme	nt respect local			
Туре	Siting	Design	Extent	High			
New trunk road to east		Well screened		Moderate			
				Low Low			

### **C20** Braeside Farm



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Photograph locations/ direction













#### FIELD STUDY SHEET 1

#### Survey Date: 7.10.04 Reference: C21 Location: North of Lone Barn Farm Surveyors: LH/KP

Study Sector:		Kingsnorth		(Map ref: TR010373		
County Landscap Area:	e Character	Bethersden Wood	Bethersden Wooded Farmlands			
Historic Landscap	e Character:	Small, rectilinear v	vith wavy bo	oundaries		
Boundaries:		C20 sheep pasture and sheep grazing		nd west, C 36 and C37, arable		
TOPOGRAHY	Dominant Apparent Insignificant	Landform Insignificant	Views sou ridgeline, trees, view	ong/short/restricted) uth to Golden Wood and filtered views east through ws to north and west across eep pasture of C20		
TREE COVER	Dominant Apparent Insignificant	Key visual elements Apparent hedgerow trees mainly on boundary	Views within	n (filtered/framed/open/restricted) Den, partly restricted by		
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Apparent – stock fencing, variable hedges and ditches	Key visual elementsPattern and scaleApparent – stockSmall, rectilinear with wavy bouencing, variablestill intact			
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements Unsettled	Pattern			
LANDUSE	Dominant Apparent Insignificant	Key visual elements Apparent sheep grazing	Seasonal vo Deciduou			
KEY CHARACTERIS	<b>TICS</b> – in what w	vay do the following c	ontribute to	local distinctiveness?		
Natural features	Rivers/ knolls/ po None	onds		Species associations None		
Landuse/farm type	Primary Sheep grazin	-		Other None		
Woodlands	Coppice/planta None	tion		Species		
Tree cover	Hedgerow tr boundaries	edgerow/scattered/shelter ees along S &E parcel	Species Oak, hornbeam, willow and ash			
Field boundaries	Gappy hedg	/ <b>stock fence/electric</b> es, stock fencing and		Species Thorn, blackthorn & bramble		
Highways and footpaths	access Long distanc	ray/local road/footpath/no e footpath route, the ( ng west boundary	-	Other features (such as tree-lined lanes) None		
Built features	Villages/settlem None	ents/farms/churches/oasts		Urban edge/pylons/masts/new housing None		
Other features	None					

#### LANDSCAPE CHARACTER ASSESSMENT

Reference: C21 contd

Brief summary descri	Brief summary description:						
ditches and poor gap	py hedges.	open sheep pasture ch The Greensand Way ru illow pollards to the eas	ins north to	, 0			
		the views, outlook, adj detracting features and					
This parcel is still just an intact landscape but threatened by poor quality, under-grazed hedgerows. Although the new A 2070(T) is very close to the east there is minimal noise or visual impactIntact Interrupted Fragmented							
Ecological integrity - wildlife?	• how well d	loes this area of country	vside functio	on as a habitat for			
Extent of semi-natural had patches No patches	ne Di he	cological corridors and etworks itches and gappy edges offer a agmented network	erate				
Intensity of land use and h Low to moderate Condition of heritage to change		assess current conditior	n and make	note of vulnerability			
Tree Cover	Age structu Few trees	re s, mixed ages but good	condition	<b>Good</b> Variable Poor			
Field Boundaries		<b>istoric field pattern and cond</b> edges to north and sou	I	Good <b>Variable</b> Poor			
Other features None				Good Variable Poor			
Impact of built development of	•	ow well does modern d e of place	levelopmen	t respect local			
Type Siti New trunk road to east	ng	Design E Well screened	Extent	High Moderate <b>Low</b>			

### **C21** North of Lane Barn Farm



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Photograph locations/ direction



Survey Date: 7.10.04 Reference: C22 Location: Willow Farm

FIELD STUDY SHEET 1 Surveyors: LH/KP

Study Sector:		Kingsnorth	Kingsnorth (Map ref: TR0053				
County Landscape	e Character	Bethersden Wood	Bethersden Wooded Farmlands				
Area: Historic Landscape	e Character:	Rectilinear with we	Rectilinear with wavy boundaries				
Boundaries:		<b>U</b>	Golf Course	fillow Farm and settlements to to south and settlements along			
TOPOGRAHY	Dominant <b>Apparent</b> Insignificant	Landform Apparent, gently rolling with distinct rise near wood	Views out ( Filtered le east to V	s out (long/short/restricted) red long views north towards Downs, to Willow Farm, south to Bishop's od and west to Hamstreet Road ements			
TREE COVER	<b>Dominant</b> Apparent Insignificant	Key visual elements Dominant with woodland and well tree-ed hedgerows	Views within (filtered/framed/open/restricted) Restricted to one field in length becc of trees				
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Apparent with hedges	Pattern and scale Medium, rectilinear with wavy boundaries, some hedge clearance				
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements Unsettled	Pattern				
LANDUSE	Dominant Apparent Insignificant	Key visual elements Apparent sheep grazing & arable	Apparent sheep Deciduous trees and crop rotation				
KEY CHARACTERIS	<b>TICS</b> – in what v	way do the following c	ontribute to	o local distinctiveness?			
Natural features	Rivers/ knolls/ p None	onds		Species associations None			
Landuse/farm type	<b>Primary</b> Arable			Other Sheep grazing			
Woodlands	Coppice/planta Small coppic	t <b>ion</b> e wood to east	Species Hornbeam coppice with ash standards, hazel, thorn and elder along edge				
Tree cover		edgerow/scattered/sheltert erow trees, at times co	<b>Species</b> Oak, thorn and ash				
Field boundaries	Hedges/ditches/stock fence/electric         Species           Thick hedges and ditches         Thorn, blackthorn, or hornbeam & bramil						
Highways and footpaths	access Footpaths to	vay/local road/footpath/no east of parcel, Magpi orthern boundary	-	Other features (such as tree-lined lanes) Thick hedge to Magpie Hall Lane			
Built features	Villages/settlem None	ents/farms/churches/oasts		Urban edge/pylons/masts/new housing None			
Other features (such as moats)	None						

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT Reference: C22 contd

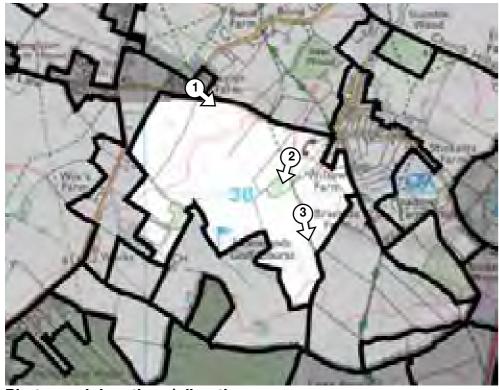
Brief summary	descr	iption:				
Well tree-ed an hedges and he wavy boundarie	dgero					
Visual context	<u>and</u>		cocc th			
of the landsca						
This parcel is still course to the sc						
Ecological inte wildlife?	egrity -	- how we	ell doe	es this area of	countr	
Extent of semi-nat	ural hat	oitat and	Ecolo	ogical corridors a	nd	
<b>patches</b> Woodland			netw Thio		into	
		Thick hedges link into woodland to create a				
				strong network		
Intensity of land us	se and h	nabitat trei	nd			
High Condition of h	eritaae	e feature	<b>s</b> – as	sess current co	onditio	
to change						
Tree Cover		Age structure				
		Mixed	d age	s and good c	onditio	
Field Boundari	96	Surviva	l of hist	oric field pattern (	and con	
	5	Trimmed hedges to west, high to				
		thick				
Other features		None				
Impact of built	deve	lopment	- hov	v well does ma	odern (	
	aract	er and se	ense c	of place		
vernacular, ch	aracre					
vernacular, ch				Design		
vernacular, ch				Design		
vernacular, ch				Design		
vernacular, ch				Design		

### **C22** Willow Farm

			cterised by thick ar fields with		
	ent land eir signif				
ok. The rea	e golf		Intact Interrupted Fragmented		
ryside	e functio	on as	a habitat for		
	High				
	Mode	erate			
	Low	ow			
	, ,				
on an	а таке		e of vulnerability		
on			od riable or		
ndition o ea	st, all		riable or		
			ood riable or		
deve	elopmer	nt res	pect local		
Exter	h		High Moderate Low		



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Photograph locations/ direction







FIELD STUDY SHEET 1

#### Date: 08/10/04

Location: C23 Homelands Golf Course

Map reference: TR004377

Context:					
Kent LCA: Bethe HLT: 11.2 Golf co		5			
Aesthetics – who	at is your overall	impression of this area?			
TOPOGRAHY	Dominant <b>Apparent</b> Insignificant	Landform Gently undulating	Views Out Restricte	d by woodland and hedgerows	
TREE COVER	Dominant <b>Apparent</b> Insignificant	Key visual elements Small block of hornbeam coppice to S; strong boundary with C34 and C35	Views with Fairly op		
ENCLOSURE PATTERN	Dominant Apparent <b>Insignificant</b> Unenclosed	Key visual elements	Pattern		
SETTLEMENT & LANDUSE	Dominant(LU) Apparent Insignificant Unsettled (S)	Key visual elements Golf course with fairways and bunkers	Seasonal v	rariation	
Key characteris	<b>fics</b> – in what wa	y do the following cont	ribute to lo	ocal distinctiveness?	
Natural features	Pond – not s	urveyed due to private	land	Species associations	
Farm type	Primary			Other	
Woodlands	ands Heritage features Small remnant hornbeam coppice with standards			Species Hornbeam, oak	
Hedgerow trees	Hedgerow trees         Heritage features         Species           Oak, ash, hornbea				
Other trees		ed for landscaping	Species		
Field Boundaries		es ditch, barbed wire fenc	Species Hawthorn, dog rose, field maple, blackthorn, hazel		
Highways	Verges			Other features	
Buildings	Villages			Farmsteads Club house	
Other features					

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

C23 ctd.

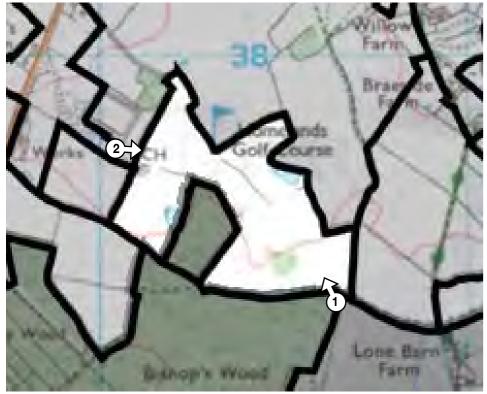
Brief description Fairly small golf co		formin	a a ho	rsashaa si	hane are	r
combination of fo						
Very strong bound						
the N and E. Smc						
				nocume		
Manual multiple						
Visual unity – as		the ove	erali Un	ity of the	ianascap	be
detracting featu	Jies					
Detractors:						
Artificial landscap	be of	tairway	/s, gree	ens and b	ounkers	
Ecological integ	ritv -	- how w	ell doe	es this are	a of cour	ntr
wildlife?						,
Extent of semi-nature	al hak		Ecolo	gical corric	lore	
Small relic wood			1	ndary he		
block; ponds; ro		4			agerows	
grassland, wet ir		<u></u>				
	i più	005				
had a welf to a film of the second						
Intensity of land use Moderate						
IMOGEIGIE						
Condition of her	itage	e feature	es – as	sess curre	nt condit	ior
	itage	e feature	es – as	sess curre	nt condit	ior
Condition of her	itage	e feature Extent		sess curre	nt condit	
Condition of her to change	itage	Extent				ctu
Condition of her to change	itage	Extent	wood		Age strue	ctu e, s
Condition of her to change	itage	<b>Extent</b> Small block	wood		<b>Age stru</b> e Mature	ctu e, s
Condition of her to change		Extent Small block boun	wood and daries		<b>Age stru</b> Mature plantin	ctu e, s g
Condition of her to change Tree Cover		Extent Small block boun Hedg	wood and daries	land	<b>Age stru</b> Mature plantin	ctu e, s g
Condition of her to change Tree Cover		Extent Small block boun Hedg	wood and daries	land with stanc	<b>Age stru</b> Mature plantin	ctu e, s g
Condition of her to change Tree Cover		Extent Small block boun Hedg	wood and daries	land with stanc	<b>Age stru</b> Mature plantin	ctu e, s g
Condition of her to change Tree Cover Field Boundaries		Extent Small block boun Hedg	wood and daries	land with stanc	<b>Age stru</b> Mature plantin	ctu e, s g
Condition of her to change Tree Cover Field Boundaries		Extent Small block boun Hedg	wood and daries	land with stanc	<b>Age stru</b> Mature plantin	ctu e, s g
Condition of her to change Tree Cover Field Boundaries Other features	5	Extent Small block boun Hedg barbe	wood and daries erow ed wire	land with stance fence	<b>Age strue</b> Mature plantin dards and	g g
Condition of her to change Tree Cover Field Boundaries Other features	level	Extent Small block boun Hedg barbo	wood and daries erow ed wire	land with stance e fence	<b>Age strue</b> Mature plantin dards and	g g
Condition of her to change Tree Cover Field Boundaries Other features	s level	Extent Small block boun Hedg barbe	wood and daries erow ed wire	land with stance e fence v well doe f place	<b>Age strue</b> Mature plantin dards and	g g
Condition of her to change Tree Cover Field Boundaries Other features Impact of built d vernacular, chan	level	Extent Small block boun Hedg barbe	wood and daries erow ed wire	land with stance e fence v well doe f place Design	Age struc Mature plantin dards and	g g
Condition of her to change Tree Cover Field Boundaries Other features	s level	Extent Small block boun Hedg barbe	wood and daries erow ed wire	land with stance e fence f place Design Breeze	Age struc Mature plantin dards and es moder block	g g
Condition of her to change Tree Cover Field Boundaries Other features Impact of built d vernacular, chan	s level	Extent Small block boun Hedg barbe	wood and daries erow ed wire	land with stance e fence f place Design Breeze with ste	Age struc Mature plantin dards and dards and block eel roof;	g g
Condition of her to change Tree Cover Field Boundaries Other features Impact of built d vernacular, chan	s level	Extent Small block boun Hedg barbe	wood and daries erow ed wire	land with stance e fence f place Design Breeze with ste perman	Age struc Mature plantin dards and dards and block eel roof; nent	g g
Condition of her to change Tree Cover Field Boundaries Other features Impact of built d vernacular, chan	s level	Extent Small block boun Hedg barbe	wood and daries erow ed wire	land with stance of fence f place Design Breeze with ste perman portace	Age struc Mature plantin dards and dards and block eel roof; nent abin	g g
Condition of her to change Tree Cover Field Boundaries Other features Impact of built d vernacular, chan	s level	Extent Small block boun Hedg barbe	wood and daries erow ed wire	land with stance fence f place Design Breeze with ste perman portace with fel	Age struc Mature plantin dards and dards and block eel roof; nent abin t	g g
Condition of her to change Tree Cover Field Boundaries Other features Impact of built d vernacular, chan	s level	Extent Small block boun Hedg barbe	wood and daries erow ed wire	land with stance of fence f place Design Breeze with ste perman portace	Age struc Mature plantin dards and dards and block eel roof; nent abin t	g g

### **C23** Homelands Golf Course

vith so strono	ome po g hedge	nds (i erow	C34. Typical not surveyed). with standards to he golf course.			
and note the significance of						
<b>Intact</b> Interrupted Fragmented						
ryside	e functio	on as	a habitat for			
	High					
	Mode	erate				
	Low					
	id make		e of vulnerability			
some	e new		<b>od</b> riable or			
ditch	l,	<b>Va</b> Po				
			od riable or			
deve	elopmer		pect local			
Exter Loc	nt alised		High <b>Moderate</b> Low			



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Photograph locations/ direction





FIELD STUDY SHEET 1

#### Date: 08/10/04

#### Location: C24 W of Golf Course

Map reference: TQ999377

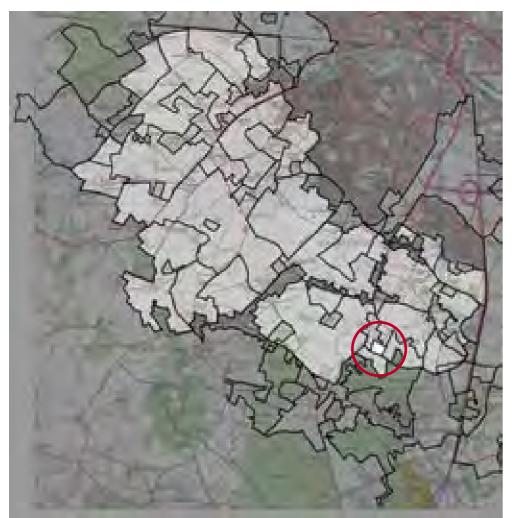
Aesinetics – wh	at is your overall	impression of this area	;		
TOPOGRAHY	Dominant Apparent Insignificant	Landform Insignificant dip to S	Views Out S to C38 and wood C25; N and E filtere trees	lland; E to works of d through hedgerov	
TREE COVER	Dominant <b>Apparent</b> Insignificant	Key visual elements Hedgerow trees	Views within Open		
ENCLOSURE PATTERN	Dominant <b>Apparent</b> Insignificant Unenclosed	Key visual elements Hedgerows, stock fencing	Pattern Small, regular field		
SETTLEMENT & LANDUSE Key characteris	Dominant Apparent(LU) Insignificant Unsettled (S) tics – in what wo	Key visual elements Wet pasture ay do the following con	Seasonal variation		
Natural features	Wet pasture	2	·	ssociations	
Farm type	Primary Grazing		Juncus Other		
	Heritage featur	Heritage features Species			
Woodlands			Species		
	Heritage featur Only stando	ards remain to S	Oak, asł	n, some willow	
Woodlands Hedgerow trees Other trees	-		Oak, ast Species	n, some willow	
Hedgerow trees	Only stando	res	Species Species	n, blackthorn, dog	
Hedgerow trees Other trees	Only stands Heritage featur	res	Species Species Hawthou	rn, blackthorn, dog bha	

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

C24 ctd.

Small parcel comprising a single field of wet grazing pasture with Juncus. Notable hedgerow clearance to the S where only standards of oak and ash remain in platstronger hedgerow elsewhere, especially to the E at the boundary with the golf of Bordered to the N by Ashford F.C. and associated development. There is a strong presence of woodland across farmland to the S.         Visual unity – assess the overall unity of the landscape and note the significance detracting features         Detractors:       Intact	Brief description	•					
detracting features       Infact Interrup Fragmine         Detractors:       Untidy development to the N is largely screened         Ecological integrity – how well does this area of countryside function as a habite wildlife?         Extent of semi-natural habit Wet pasture       Ecological corridors Ditch and hedge       High Moderate Low         Intensity of land use Low - moderate       Extent       Age structure Some regeneration especially willow       Good Variable Poor         Tree Cover       Extent Boundaries       Age structure Mainly mature, some regeneration especially willow       Good Variable Poor         Field Boundaries       Hedge, ditch, stock fence       Good Variable Poor         Other features       Good Variable	mall parcel com edgerow clearc tronger hedgerc ordered to the N	nprising a sin ance to the S ow elsewher N by Ashford	S where only sta e, especially to I F.C. and assoc	ndards o the E at t iated dev	f oak and ash he boundary v	remo with t	ain in places. he golf course.
Untidy development to the N is largely screened       Interrup Fragminic         Ecological integrity - how well does this area of countryside function as a habital wildlife?       Ecological corridors Ditch and hedge       High Moderate Low         Intensity of land use Low - moderate       Extent of semi-natural habit Ditch and hedge       High Moderate Low         Intensity of land use Low - moderate       Extent       Age structure Mainly mature, some regeneration especially willow       Good Variable Poor         Field Boundaries       Hedge, ditch, stock fence       Good Variable Poor         Other features       Sood Variable       Good Variable	•		erall unity of the	landscap	e and note th	ne sig	nificance of
Extent of semi-natural habit       Ecological corridors       High         Wet pasture       Ditch and hedge       Moderate         Low       Low         Intensity of land use       Low         Low - moderate       Condition of heritage features – assess current condition and make note of vulne to change         Tree Cover       Extent       Age structure       Good         Boundaries       Mainly mature, some regeneration especially willow       Good         Field Boundaries       Hedge, ditch, stock fence       Good         Other features       Good       Variable         Poor       Good       Variable							<b>Intact</b> Interrupted Fragmented
Wet pasture     Ditch and hedge     Moderate       Low     Intensity of land use     Low       Low - moderate     Condition of heritage features – assess current condition and make note of vulne to change     Age structure       Tree Cover     Extent     Age structure     Good       Boundaries     Mainly mature, some regeneration especially willow     Good       Field Boundaries     Hedge, ditch, stock fence     Good       Other features     Good     Variable		ı <b>rity –</b> how w	vell does this are	a of cour	ntryside functio	on as	a habitat for
Intensity of land use Low - moderate       Condition of heritage features – assess current condition and make note of vulne to change         Tree Cover       Extent Boundaries       Age structure Mainly mature, some regeneration especially willow       Good Variable Poor         Field Boundaries       Hedge, ditch, stock fence       Good Variable Poor         Other features       Good Variable	I						
Low - moderate         Condition of heritage features – assess current condition and make note of vulne to change         Tree Cover       Extent Boundaries       Age structure Mainly mature, some regeneration especially willow       Good Variable Poor         Field Boundaries       Hedge, ditch, stock fence       Good Variable Poor         Other features       Good Variable Poor       Good Variable Poor						Low	
Boundaries       Mainly mature, some regeneration especially willow       Variable Poor         Field Boundaries       Hedge, ditch, stock fence       Good Variable Poor         Other features       Good Variable       Good Variable	Low - moderate	•	<b>es</b> – assess curre	ent condit	ion and make	e note	e of vulnerability
Other features     Good       Variable     Variable	Tree Cover			Mainly some r	mature, egeneration	Va	riable
Variable	Field Boundaries Hedge, d		ge, ditch, stock f	ditch, stock fence		Variable	
	Other features					Variable	
Impact of built development – how well does modern development respect loc vernacular, character and sense of place				es moder	n developmer	nt res	pect local
Type     Siting     Design     Extent     High       Mode     Low	'pe	Siting	Design		Extent		Moderate

## C24 West of Homelands Golf Course 72



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Photograph locations/ direction



### ASHFORD LANDSCAPE CHARACTER ASSESSMENT Settlement/ Edge conditions

FIELD STUDY SHEET 1

Study Sector:		Kingsnorth	(Map ref: TQ999385		
County Landscap Area:	e Character	Bethersden Farmlands			
Historic Landscap	е Туре:	9.2 Scattered Settlement with	paddocks (1810 extent)		
Boundaries:		C29 to W, C5 to N, C22 to E, C	24 & C38 to S		
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Old Stacians Cricket Club gro bungalows at Steeds Close cu Goatley farm - converted to c Taylor farm – a traditional pre farmhouse and outbuildings Wix's farm brick and tile depo former iron works entrance area to golf course	ul-de-sac dwellings		
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Rises to south			
TREE COVER	Dominant Apparent Insignificant	Key visual elements hedgerow oaks and ash and road, mature willows to garde strong pattern of native mix he			
FORM & LAYOUT	Linear Clustered Sprawling	Dispersed			
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Pre 19 <sup>th</sup> century farmhouses a	nd post war dwellings		
<b>KEY FEATURES</b> – in settlement?	what way do the	following contribute to the loce	al distinctiveness of the		
Building style	farm (white po	scale traditional pre 19 <sup>th</sup> century sinted) with brick outbuildings - conversion in sympathetic			
Street Scene	Magpie Hall Lc native mix hec and sloe) -som to cul-de-sac mown verges hedge. Along main roo	boundaries/ materials ane is narrow lane with high lges (predominantly hawthorn he loss of hedgerow adjacent with cypressus hedging and or post and chain or beech ad – wide road with some to post and wire fencing or	Planting/ signage/ lighting Lighting at junction to golf course		
Edge condition	New housing N/A				
Other features (include detractors)		orks has derelict sheds - n and brise block			

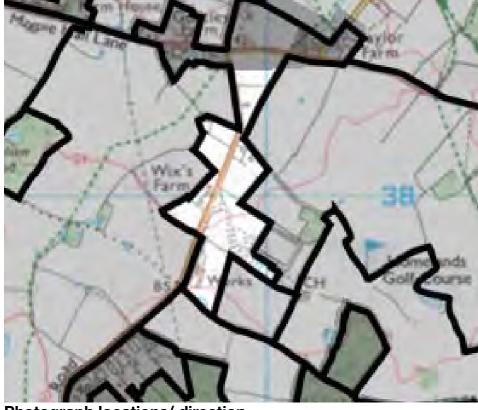
#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: C25

Brief summary de landscape:	escription o	f settlement/ edge c	onditions and its s	iting within the wider	
-	ırcel straddl	ing the cross roads c	at Magpie Hall Lar	ne and Ashford Road	
		ealden Clay includir			
				and former iron works,	
		ub adjacent to the	-		
		ssess the views, outlo any detracting featu		duses and overall unity ficance	
Not a settlement -	- dispersed	along lane and road	d with former dere	elict Intact	
works a local eye	sore.				
Settlement integ	rity/ edge c	ondition - how well	does the settleme	nt hold together	
Extent of settlement		Dispersed farms a	nd works   High		
			Mod	erate	
			Low		
Intensity of built form	and trend				
inclusivy of boin forms					
Condition of heri	taae featur	es – assess current c	ondition and mak	e note of vulnerability	
to change	-ge rearer				
Local vernacula	r Survivo	al of features and condition	on	Good	
		r farm – a traditiona	pre 19 <sup>th</sup>	Variable	
		ury farm (white pain	ted) with brick	Poor	
	dtuo	uildings			
Tree Cover	-	ructure		Good	
	matu	re oaks and ash with	nin hedges	Variable	
				Poor	
Field Boundaries		al of historic field pattern		Good	
		g network of high no gerows typically sloe		Variable Poor	
	lieug				
Other features	-			Good	
				Variable Poor	
				Poor	
		<b>t</b> – how well does me	odern developme	Poor	
Impact of built d vernacular, char	acter and s	ense of place	odern developme	Poor	
vernacular, char		ense of place Design	odern developme	Poor	
vernacular, char Type recent	acter and s	sense of place Design scale	Extent	Poor ent respect local High	
vernacular, char Type recent entrance to	acter and s	ense of place Design	Extent	Poor ent respect local	
vernacular, char Type recent	acter and s	sense of place Design scale inappropric	Extent	Poor ent respect local High	
vernacular, char Type recent entrance to golf course	acter and s	sense of place Design scale inappropric wide mowr	Extent	Poor ent respect local High Moderate	
vernacular, char Type recent entrance to golf course has very wide	acter and s	sense of place Design scale inappropric wide mowr	Extent	Poor ent respect local High Moderate	



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Photograph locations/ direction













#### FIELD STUDY SHEET 1

#### Survey Date: 8.10.04 Reference: C38 Location: North of 40 Acre Wood Surveyors: LH/KP

Study Sector:		Kingsnorth		(Map ref: TQ999375)
County Landscap Area:	e Character	Bethersden Woode	ed Farmlan	ds
Historic Landscap	e Character:	Wavy bounded fie	ds with por	nds
Boundaries:		C23 and C24 to no to south, Ashford R		's Wood to east, 40 Acre Wood Rd to west
TOPOGRAHY	Dominant Apparent Insignificant	Landform Insignificant	North we filtered st	(long/short/restricted) est to Coldblow Wood, north hort views through trees, south t to woodland edge
TREE COVER	Dominant Apparent Insignificant	Key visual elements Apparent, very strong tree line along parcel boundaries but none within	Open	in (filtered/framed/open/restricted)
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Dominant with woodland edge and hedges		<b>d scale</b> Iges and assarted woodland ry dominant
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Unsettled	Pattern	
LANDUSE	Dominant Apparent Insignificant	<b>Key visual elements</b> Apparent mixed farming	Seasonal v Deciduo	rariation Jus trees and crop rotation
KEY CHARACTERIS	<b>TICS</b> – in what v	way do the following c	ontribute to	o local distinctiveness?
Natural features	Rivers/ knolls/ p None	onds		Species associations
Landuse/farm type	Primary Mixed arable			<b>Other</b> Pasture
Woodlands	Coppice/planta 40 Acre Woo and southerr	d and Bishop's Wood f	orm east	Species Oak, some ash and hornbeam
Tree cover	-	edgerow/scattered/shelterb erow trees to north	elt	Species Oak, some thorn
Field boundaries	Hedges	/stock fence/electric		Species Thorn
Highways and footpaths	access Hamstreet Ro	vay/local road/footpath/no bad forms western bou	-	Other features (such as tree-lined lanes)
Built features	Villages/settlem None	ents/farms/churches/oasts		Urban edge/pylons/masts/new housing Pylon line and masts to west
Other features (such as moats)	None			

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT Reference: C38 contd

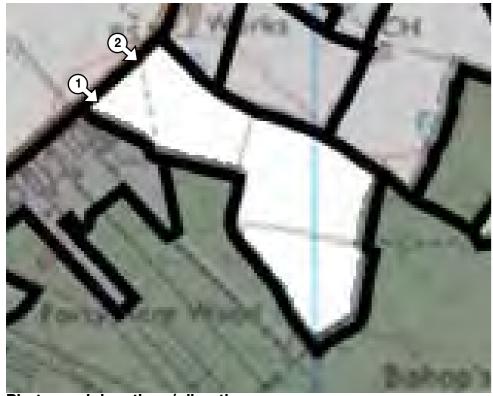
#### Brief summary description: L-shape parcel of mixed farming bordered by fine assa strong hedgerow trees to north and busy Ashford Road crosses the western edge of the parcel from north to sc Visual context and unity - assess the views, outlook, ad of the landscape and note any detracting features ar This parcel is an interrupted landscape due to the power road. The 'works' to the north are well screened by here station in sw corner Ecological integrity – how well does this area of count wildlife? Extent of semi-natural habitat and Ecological corridors and patches networks None Strong woodland edge thick continuous hedge link into woodland Intensity of land use and habitat trend High land use Condition of heritage features – assess current condition to change Age structure Tree Cover Strong hedgerow trees along n hedge only and woodland edg Field Boundaries Survival of historic field pattern and cor Thick hedges, new post and rai sub station Other features None Impact of built development - how well does modern vernacular, character and sense of place Туре Siting Design Pylons and sub Functional station

## **C38** North of Forty Acre Wood

			outh and east, head power line
	ent land eir signif		and overall unity ce
	e and b . Small s		Intact Interrupted Fragmented
otryside	e functio	on as	a habitat for
e, es	High Mode Low I		oderate
ion an	nd make	e note	e of vulnerability
northe Ige to			ood <b>iriable Good</b> or
ondition ail arou			ood I <b>riable Good</b> Poor
			ood niable or
n deve	elopmer	nt res	pect local
Exter	nt		High Moderate <b>Low</b> Moderate
			1



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Photograph locations/ direction





# **Bethersden Farmlands BF4: Stubbs Cross Woodlands**

#### FIELD STUDY SHEET 1

#### Date: 07/10/04

Location: C27 S of Magpie Hall Lane

Map reference: TQ991385

Kent LCA: Bethe HLT: 1.9 Small reg			
Aesthetics – who	at is your overal	l impression of this area?	:
TOPOGRAHY	Dominant	Landform	Views Out
	Apparent Insignificant	Very gentle fall to NW	N: Magpie Hall Lane; S & E: trees only; W northern part of C29
TREE COVER	Dominant <b>Apparent</b> Insignificant	Key visual elements Hedgerow trees to N (Magpie Hall Lane), E & W; Coldblow Wood to SE	Views within open
ENCLOSURE PATTERN	Dominant <b>Apparent</b> Insignificant Unenclosed	Key visual elements Boundary hedgerows, stock fencing	Pattern Small-medium, largely regular, more wa at boundaries
SETTLEMENT & LANDUSE	Dominant <b>Apparent</b> Insignificant Unsettled	Key visual elements S: Barns, farm machinery. LU: Sheep & horse grazing	Seasonal variation
			ribute to local distinctiveness?
Natural features	Small pond	in NE corner	Species associations
Farm type	Primary		Other
Sheep graz		-	Horse grazing
Woodlands	Heritage featu	ires	Species
Hedgerow trees	Heritage featu	ıres	<b>Species</b> Oak, ash, willow
Other trees	Heritage featu	res	Species
Field Boundaries	Heritage featu Hedge, dita	rres ch, stock fencing	<b>Species</b> Hawthorn, blackthorn, dog rose, field maple
Highways	Verges		Other features
Buildings	Villages		Farmsteads
bolialitys	Vindges		Modern barns, brick bungalo to N
	1		

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

C27 ctd.

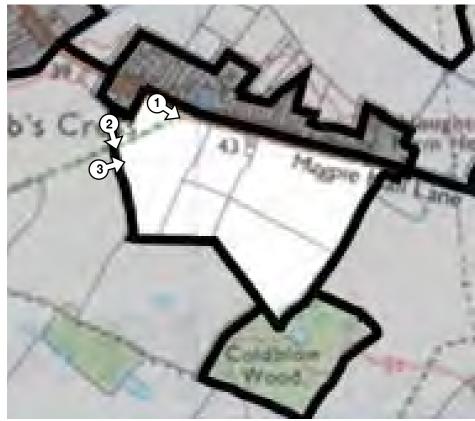
Brief description Small parcel of m to medium sized and hedgerow tr Wood.	iixed pado ees t	docks. I o extern	Divideo nal boi	d internal undaries,	ly by stoc especiall	ck ly
Visual unity – as detracting featu		the ove	rall un	ity of the	landscap	)e
<b>Detractors:</b> Barn and farm m	achi	nery				
Ecological integ wildlife?	rity -	how w	ell doe	es this are	a of cour	ntr
Extent of semi-nature Small pond	al hat	bit	Bou	ogical corri ndary he ociated tr	dgerow c	
Intensity of land use Moderate						
Condition of her to change	itage	e feature	es – as:	sess curre	ent condit	10
Tree Cover		Extent Boun	daries		<b>Age stru</b> Mature	
Field Boundaries				gerow to Internal		
Other features		Pond	– not :	surveyed	- private	la
Impact of built of vernacular, cha		-			es moder	n
<b>Type</b> Bungalow, barn and stables	ro	<b>ng</b> reened ad, obv thin par	ious	Design Brick bunga breeze block o corruge iron ba small st	and ated rn,	

## **C27** South of Magpie Hall Lane

fenc	ing with	n stro	consists of small ng hedgerows at Coldblow
e anc	I note th	ne sig	nificance of
tryside	e functio	on as	Intact Interrupted Fragmented a habitat for
nd	High <b>Mode</b>	erate	- low
	Low		
on an	id make	e note	e of vulnerability
ture			ood riable or
opy to cing.	o W,		ood <b>riable</b> or
and			ood iriable or
deve	elopmer	nt res	pect local
Exter	1t		High Moderate <b>Low -</b> moderate



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Photograph locations/ direction







FIELD STUDY SHEET 1

#### Date: 07/10/04

Location: C28 Coldblow Wood

Map reference: TQ992382

Context:					
Kent LCA: Bet HLT: 4.4 Repla					
Aesthetics – w	hat is	s your overall	impression of this area?	?	
TOPOGRAHY	Ap	minant <b>parent</b> gnificant	Landform Level with ponds	Views Out From edg	ges across pasture
TREE COVER	Ap	<b>minant</b> parent gnificant	Key visual elements Broadleaf woodland (standards)	Views within Short	n
ENCLOSURE PATTERN	<b>Ap</b> Insi	minant <b>parent</b> gnificant enclosed	<b>Key visual elements</b> Stock fence	Pattern Square	
SETTLEMENT & LANDUSE	Ap Insi	minant parent gnificant settled	Key visual elements Woodland	Seasonal va Deciduou	
Key character	istics	s – in what wa	l ly do the following cont	ribute to lo	ocal distinctiveness?
Natural features					Species associations
Farm type		Primary			Other
Woodlands		Heritage featur Pond	es		<b>Species</b> Oak,ash, hornbeam
Hedgerow trees		Heritage featur	es		Species
Other trees		Heritage featur	es		Species
Field Boundaries	S	Heritage featur	es		Species
Highways		Verges			Other features
Buildings		Villages			Farmsteads
Other features					

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

C28 ctd.

mature	Ecological intervildlife? Extent of semi-nate Continuous	ural habit se Low	Ecological Adjacent	<b>corridors</b> t hedges
wildlife?         Extent of semi-natural habit Continuous       Ecological corridors Adjacent hedges         Intensity of land use Low         Condition of heritage features – assess current condit to change         Tree Cover       Extent         Age strum mature some of         Field Boundaries         Other features         Impact of built development – how well does moder vernacular, character and sense of place	wildlife? Extent of semi-nate Continuous Intensity of land us Condition of he to change	ural habit se Low	Ecological Adjacent	<b>corridors</b> t hedges
Continuous       Adjacent hedges         Intensity of land use Low       Intensity of land use Low         Condition of heritage features – assess current condit to change       – assess current condit to change         Tree Cover       Extent       Age strum mature some of some of the some of t	Continuous Intensity of land us Condition of he to change	se Low	Adjacent	t hedges
Continuous       Adjacent hedges         Intensity of land use Low       Intensity of land use Low         Condition of heritage features – assess current condit to change       – assess current condit to change         Tree Cover       Extent       Age strum mature some of some of the some of t	Intensity of land us Condition of he to change		Adjacent	t hedges
Condition of heritage features – assess current condition change         Tree Cover       Extent       Age struin mature some conditions         Field Boundaries       Other features       Impact of built development – how well does moder vernacular, character and sense of place	Condition of he to change			
Field Boundaries         Other features         Impact of built development – how well does moder vernacular, character and sense of place		Exten		Age struc
Impact of built development – how well does moder vernacular, character and sense of place	Field Boundarie	es		some c
Impact of built development – how well does moder vernacular, character and sense of place	Other features			
vernacular, character and sense of place	Oner rediores			
Type Siting Design				
	Туре	Siting	Des	ign

### **C28** Coldblow Wood

asion	al hornk	peam. Detailed
e anc	l note th	ne significance of
		Intact
		Interrupted
		Fragmented
Inveide	- functio	on as a habitat for
11 y 5100	5 TOHCIN	
	High	
	Mode	erate
	Low	
on ar	d make	e note of vulnerability
onui		
lure		Good
	lards,	
		Variable
oppic	e	Poor
		Cood
		Good
		Variable
		Poor
		Good
		Variable
		Poor
deve	elopmer	nt respect local
Exter	nt	High
		Moderate
		Low



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Photograph locations/ direction



#### FIELD STUDY SHEET 1

#### Date: 07/10/04

Location: C29 W of Wix's Farm

Map reference: TQ989379

A a alle a l'a a		elds with ponds	
Aestnetics – w	mat is your overall	impression of this area?	
TOPOGRAHY	Dominant	Landform	Views Out
	Apparent Insignificant	Gently undulating	Limited by woodland and/or residential development
TREE COVER	Dominant <b>Apparent</b> Insignificant	Key visual elements Four remnant woodland blocks, strong hedgerows and hedgerow trees	Views within Limited by tree cover
ENCLOSURE	Dominant	Key visual elements	Pattern
PATTERN	Apparent Insignificant Unenclosed	Hedgerow and ditch	Small and medium scale
SETTLEMENT &	Dominant	Key visual elements	Seasonal variation
LANDUSE	Apparent (S) Insignificant(LU Unsettled	S: Small farmhouse and transport depot. LU: Arable and pasture	ileute te le cel distinctivences?
Key characte	ristics – in what wo	ly do the following cont	ibute to local distinctiveness?
Natural features	s Ponds		Species associations
			Willow
Farm type	<b>Primary</b> Sheep grazi	-	Ofher Arable
Woodlands	Sheep grazi Heritage featur Hornbeam d	es coppice, oak standards	Other Arable Species Hornbeam, oak
Woodlands Hedgerow trees	Sheep grazi Heritage featur Hornbeam o Heritage featur Mature, and	es coppice, oak standards es d along former hedgero	Other           Arable           Species           Hornbeam, oak           Species           Oak, ash, willow, hornbeam
Farm type Woodlands Hedgerow trees Other trees	Sheep grazi Heritage featur Hornbeam of Heritage featur Mature, and Heritage featur	es coppice, oak standards es d along former hedgero es ut wood to N of C31, on	Other Arable Species Hornbeam, oak Species Oak, ash, willow, hornbeam Species
Woodlands Hedgerow trees	Sheep grazi Heritage featur Hornbeam of Heritage featur Mature, and Heritage featur Grubbed ou standards le s Heritage featur	es coppice, oak standards es d along former hedgero es ut wood to N of C31, on ft	Other Arable Species Hornbeam, oak Species Oak, ash, willow, hornbeam Species
Woodlands Hedgerow frees Other frees	Sheep grazin Heritage featur Hornbeam of Heritage featur Mature, and Heritage featur Grubbed ou standards le s Heritage featur Strong hedg	es coppice, oak standards es d along former hedgero es ut wood to N of C31, on ft es	Other         Arable         Species         Hornbeam, oak         Species         Oak, ash, willow, hornbeam         y         Species         Y         Species         Hawthorn, blackthorn, dog rose, field maple, Juncus, dogwood, oak, hazel, elder,

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### C29 ctd.

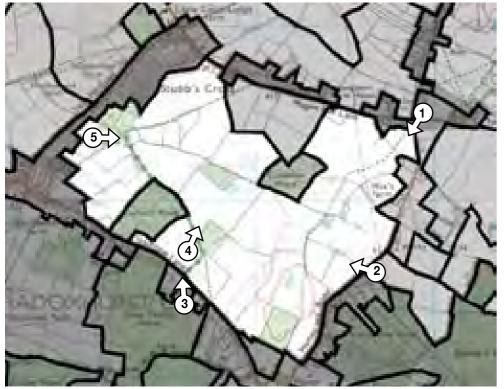
Brief description Large, square sho blocks. Consists of fields. The woodl linked to each ot directions by road	aped of mo and her b	ainly she blocks o by thick	ep gro compri contin	azed sma ise forme wous hea	ll-mediun r hornbec Igerows.	n s am Th
Visual unity – as detracting featu		the ove	rall un	ity of the	landscap	be
<b>Detractors:</b> Freight depot – sr	nall (	and wel	l scree	ened		
Ecological integ wildlife?	rity -	- how w	ell doe	es this are	a of cour	ntr
Extent of semi-natur	al hab	oit	Ecolo	ogical corrio	dors	
Remnant woodl	and	blocks		ntinuous h		/S
well linked by he ponds	edge	erows;		associat		
Intensity of land use Moderate - low						
Condition of her to change	itage	e feature	es – as	sess curre		
Tree Cover Field Boundaries		Extent Remnant woodland block and hedgerow trees			Age strue Mainly	
		Thick and mainly continuous and ditches; some stock fen				
Other features		Pond	s – not	surveyed	1 - private	e lo
Impact of built of vernacular, cha					es moder	n c
<b>Type</b> Blind Grooms Farmhouse	<b>siti</b> Of	<b>ng</b> if bridlev	vay	<b>Design</b> Renova farmha		
Freight depot comprising small corrugated tin shed and hard standing	Of	f bridlev	way	Very we		

### **C29** West of Wix's Farm

scale n coj he po t.	e pastur ppice w arcel is s	e with rith or surrou	woodland h some arable ak standards, unded to all			
e anc	l note th	ne sig	nificance of			
			<b>Intact</b> Interrupted Fragmented			
ryside	e functio	on as	a habitat for			
	High					
	Mode	erate	- high			
	Low					
on ar	nd make	e note	e of vulnerability			
ure			ood			
natur	e	Va Po	riable or			
edge	rows		od			
g		-	ariable oor			
and			ood ariable			
		Po				
deve	elopmer	nt res	pect local			
Exter	nt		High			
Smc	ll		Moderate Low			
Loc	alised					



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Photograph locations/ direction











FIELD STUDY SHEET 1

### Date: 07/10/04 Location

Location: C30 Coxland Wood

Map reference: TQ984379

Context: Kent LCA: Beth	ersden Farmlan	de		
HLT: 4.3 Other p				
Aesthetics – wh	at is your overal	l impression of this area	ŚĊ	
TOPOGRAHY	Dominant Apparent Insignificant	Landform Ditch/pond at perimeter	Views Out Hornash Lane, across fields to hec	
TREE COVER	<b>Dominant</b> Apparent Insignificant	Key visual elements Dense coppice	Views within Insignifico	
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Old hedge, track	Pattern Rectangu	ular
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements Woodland		
Key characteris	<b>fics</b> – in what we	ay do the following co	ntribute to lo	ocal distinctiveness?
Natural features	Pond			Species associations
Farm type	Primary			Other
Woodlands	Heritage featu Oak, hornb	res eam coppice		Species
Hedgerow trees	Heritage featu	res		Species
Other trees	Heritage featu	res		Species
Field Boundaries	Heritage featu Ditch, hedg			Species Hornbeam
Highways	Verges			Other features
Buildings		lwellings on lane		Farmsteads
Other features	Pond/ditch			Green lane adjacent

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### C30 ctd.

Brief description:			
		ornbeam coppice w	
isolates parcel fro	m extensive wo	odland to the south.	
		unity of the landscap	C
detracting featu	res		
Detractors:			
Adjacent suburbo	nn develonment		
Ecological integ	<b>ritv –</b> how well d	oes this area of cou	nt
wildlife?	,		
Extent of semi-nature	al habit 🔰 Ec	ological corridors	
Continuous	A	djacent green lane/	
		edges	
Intensity of land use	Low		
	itage features – (	assess current condi	tic
to change			
Iree Cover	Extent	Age stru	C
liee cover		coppie	
		stando	
		Juliac	
Field Boundaries			
Other features			
		ow well does moder	'n
vernacular, char	acter and sense	of place	
Turne	Cillin er	Desim	
Туре	Siting	Design	
	Hornash Lane	Detached	
Suburban			
		house, large garden	
			1
		garaon	

### C30 Coxland Wood

h oak standards. Hornash Lane						
e anc	I note th	ne sig	nificance of			
			Intact Interrupted Fragmented			
tryside	e functio	on as	a habitat for			
	High					
	Mode	Moderate				
	Low					
	LOW					
on ar	id make	e note	e of vulnerability			
<b>ture</b> Ə with ds	)		<b>od</b> riable or			
		Va	Good Variable Poor			
	Good Variable Poor					
deve	elopmer	nt res	pect local			
Exter			lich			
			High <b>Moderate</b>			
	all house Large den	•	Low			



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Photograph locations/ direction



FIELD STUDY SHEET 1

#### Date: 07/10/04

Location: C31 W of Manor Farm

Map reference: TQ991371

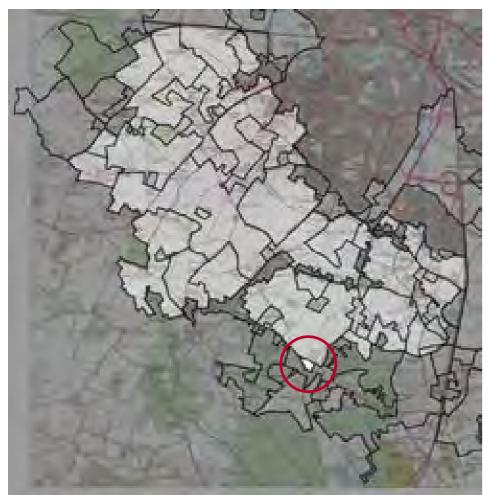
Context:					
	comney Shoreline wavy bounded fi	e Wooded Farmlands elds with ponds			
Aesthetics – wh	at is your overall	impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	ent Flat pasture Filtered N		and NE	
TREE COVER	Dominant <b>Apparent</b> Insignificant	Key visual elements Hedgerow trees at boundaries	Views within Open		
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	<b>Key visual elements</b> Hedgerow to W and S	<b>Pattern</b> Small, rectilinear		
SETTLEMENT & Dominant LANDUSE Apparent (LU) Insignificant Unsettled (S)		<b>Key visual elements</b> Sheep and horse grazing	Seasonal vo	riation	
Key characteris	<b>tics</b> – in what wa	y do the following cont	ribute to lo	cal distinctiveness?	
Natural features				Species associations	
Farm type	<b>Primary</b> Sheep grazir	-		Other Horse grazing	
Woodlands	Heritage featur	es		Species	
Hedgerow trees	Heritage featur			<b>Species</b> Oak, ash	
Other trees	Heritage featur	es		Species	
Field Boundaries	Heritage featur Strong hedg	es Jerows to W and S		Species Hawthorn, blackthorn, dog rose,	
Highways	Verges			Other features	
Buildings	Villages			Farmsteads	
Other features					

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

C31 ctd.

Brief description	1:							
Tiny irregular par of horse grazing. to N now compri power lines.	cel consis <sup>:</sup> Strong he	edgerow	to S and	W, grubb	ed out	former	horn	beam coppice
Visual unity – a detracting feat		overall un	ity of the	landscap	be and	note th	ne sig	nificance of
Detractors: Junction of power lines								Intact <b>Interrupted</b> Fragmented
Ecological integ	grity – how	v well doe	es this are	a of cour	ntryside	e functio	on as	a habitat for
Extent of semi-natural habit			Hedgerow to S and W		High Mode <b>Low +</b>	Moderate		
Intensity of land use Condition of he to change			sess curre	ent condit	ion an	d make	e note	e of vulnerability
Tree Cover		ent undaries		<b>Age stru</b> Mature				riable or
Field Boundaries Hedgeron stock fen			ence				ood <b>riable</b> or	
Other features								ood riable or
Impact of built of vernacular, cho				es moder	n deve	elopmei	ht res	pect local
Туре	Siting		Design		Exter	t		High Moderate Low

### **C31** West of Manor Farm



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Photograph locations/ direction



# **Bethersden Farmlands BF5:** Chilmington Open Arable

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT FIELD STUDY SHEET 1

Date: 30/09/04

Location: C32 Wood west of Stubbs Cross

Map reference: TQ 983390

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

C32 ctd.

Brief description:					
Small parcel of me		e hornb	eam o	o epiqao	and oak st
open below canc					
Visual unity – as		the ove	erall ur	nity of the	landscap
detracting featu	res				
Detractors:					
Ecological integr	rity -	• how w	ell do	es this are	a of coun
Extent of semi-nature Continuous	al hab	bit	1	ogical corric acent heo	
Commodos					4903
,			es – as	ssess curre	ent conditi
Low – recreationc Condition of heri		e feature			Age struc
Low – recreationa Condition of heri to change		Extent No re		coppice	
Low – recreationa Condition of heri to change	itage	Extent No re 20-3	cent	coppice Irs old	Age struc
Low – recreationc Condition of heri to change Tree Cover	itage	Extent No re – 20-3 Thick Unde	ecent of 30 yea edge erstore c acco	coppice Irs old s y trimmed	Age struc
Low – recreationa Condition of heri to change Tree Cover Field Boundaries	evel	Extent No re – 20-3 Thick Unde Public for wi	ecent of 30 yea edge rstore c acco Idlife t - hov	coppice irs old s y trimmed ess tidy the w well doe	Age struc mature along roc ough not s
Low – recreational Condition of heri to change Tree Cover Field Boundaries Other features Impact of built d vernacular, char	evel	Extent No re – 20-3 Thick Unde Public for wi er and s	ecent of 30 yea edge rstore c acco Idlife t - hov	coppice irs old s y trimmed ess tidy the w well doe	Age struc mature along roc ough not s
Low – recreational Condition of heri to change Tree Cover Field Boundaries Other features	evel acte	Extent No re – 20-3 Thick Unde Public for wi er and s	ecent of 30 yea edge rstore c acco Idlife t - hov	coppice irs old s y trimmed ess tidy the w well doe of place	Age struc mature along roc ough not s

	-1810 woodla	a: Bethersden Farmlar nd	ius		
Aesthetics – what	is your overall	impression of this area	Ş		
TOPOGRAPHY		Landform Views Out			
			Filtered long views to N, E and W; Tally Road only to S.		
TREE COVER	Dominant	Key visual elements Coppice	Views within Short-medium below canopy and alo paths		
ENCLOSURE PATTERN	Apparent	Key visual elements Ditch and hedge/ bank to N along boundary	Pattern Square		
SETTLEMENT & LANDUSE	Unsettled	Key visual elements Woodland	Seasonal variation Deciduous		
Key characteristic Natural features	s – in what wo	ay do the following cor	species associations		
Natural features	rs – in what wo	ay do the following cor			
Natural features Farm type			Species associations		
Natural features Farm type	Primary Heritage featu		Species associations Other Species		
Natural features Farm type Woodlands	Primary Heritage featu	res coppice, oak standard	Species associations Other Species		
-	Primary Heritage featu Hornbeam	res coppice, oak standarc res	Species associations Other Species Cherry		
Natural features Farm type Woodlands Hedgerow trees Other trees	Primary Heritage featu Hornbeam Heritage featu Heritage featu	res coppice, oak standarc res res th, thick understorey a	Species associations Other Species Cherry Species Species Species Species Species		
Natural features Farm type Woodlands Hedgerow trees Other trees Field Boundaries	Primary Heritage featu Hornbeam Heritage featu Heritage featu Ditch to nor	res coppice, oak standard res res th, thick understorey a edges	Species associations         Other         Species         ds       Cherry         Species         Species		
Natural features Farm type Woodlands Hedgerow trees	Primary Heritage featu Hornbeam Heritage featu Heritage featu Ditch to nor woodland e Verges	res coppice, oak standard res res th, thick understorey a edges	Species associations         Other         Species         ds         Cherry         Species         Species         Species         Species         Species         Elder, hazel, ash, field mapl hawthorn, rose		

### **C32** Wood west of Stubbs Cross

	rds, ivy ( Office.		ndcover. Very				
e anc	note th	ne sig	nificance of				
			Intact				
ryside	e functio	on as	a habitat for				
	High						
on ar	nd make	e note	e of vulnerability				
ture stanc	lards	Go	od				
		Go	od				
id. o suit	able						
deve	development respect local						
Exter	nt						



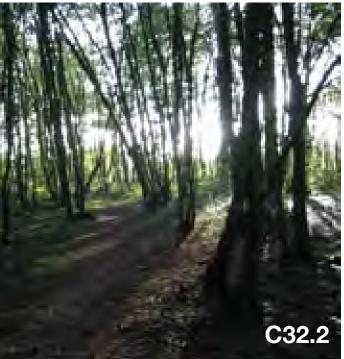
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Photograph locations/ direction







Survey Date: 24.11.04 Reference: E31C Location: S of Great Chilmington Surveyors: AK/MG

Study Sector:		Chilmington Green	Chilmington Green (Map ref: TQ975395) Bethersden farmlands				
County Landscap Area:	e Character	Bethersden farmlar					
Historic Landscap	е Туре:	1.13 Prairie fields					
Boundaries:		to west, settlement	Study boundary and E40-42 to S, farmland of E26 and E29 to west, settlement of E38 and E15 and pasture of E33 to N, study boundary with Kingsnorth Development area to E				
TOPOGRAPHY	Dominant Apparent Insignificant	Landform flat	Views out (long/short/restricted) long distance to north				
TREE COVER	Dominant Apparent Insignificant	Key visual elements isolated hedgerow trees, encloses Willow Wood (E32)	olated hedgerow Open, framed by wees, encloses				
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Varied hedgerows, ditches	ey visual elements Pattern and scale Caried hedgerows, Large, open				
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	<b>Key visual elements</b> Isolated Stubbs Cross Fm to SE	Pattern				
LANDUSE	Dominant Apparent Insignificant	Key visual elements Mixed arable					
KEY CHARACTERIS	<b>STICS</b> – in what v	vay do the following co	ontribute t	o local distinctiveness?			
Natural features	Rivers/ knolls/ po Scattered po			Species associations			
Landuse/farm type	Primary Arable			Other			
Woodlands	Coppice/planta			Species			
Tree cover	Pollarded will	edgerow/scattered/shelterbe ows along B-road nr Gr hedgerow trees and iso	eat	<b>Species</b> Willow, oaks			
Field boundaries	Variable hed fragmented,	/ <b>stock fence/electric</b> ges, some continuous c notable stretch of laid Vood. Well drained by c	Species Oak, blackthorn, hawthorn, rose				
Highways and footpaths	access Ashford Rd A	<b>ay/local road/footpath/no p</b> 28 to W, other minor lar		Other features (such as tree-lined lanes) Pollarded willows, byway with some mature oaks			
Built features	Villages/settlem Stubbs Cross	<b>ents/farms/churches/oasts</b> Farm		Urban edge/pylons/masts/new housing			
Other features (such as moats)							

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: E31C ctd.

Brief summary d	escri	ption:							
Extensive parcel of variable hedgero loss leaving isolate ditches, criss-cross offering potential	ws – ed oo sed k	some co aks. Enc by lanes	ontinu closes and f	uous ancient le remnant of W footpaths incl	aid he /illow \ uding	dges Wood notab	with oa (E32). Ie byw	ks, so Well ( ay w	ome hedgerow drained by
Visual context a of the landscape									and overall unity ce
Ashford Road, A2 Some hedgerow		W							Intact <b>Interrupted</b> Fragmented
Ecological integ wildlife?	rity –	how we	ell doe	es this area of	count	ryside	functio	on as	a habitat for
Extent of semi-nature patches	al hab	itat and	Ecolo netw	ogical corridors a vorks	ind		High		
Ponds			Some continuous hedgerows Low			rate			
Intensity of land use high	and h	abitat trer	nd						
Condition of here	itage	feature	s – as	sess current c	onditio	on and	d make	note	e of vulnerability
Tree Cover		Age stru matur							<b>od</b> riable or
Field Boundaries	;			oric field pattern of hedgerows	and co	ndition			od riable <b>or</b>
Other features Byway – Calais Wo				- formerly wooded link south to Vood?				ood riable <b>or</b>	
Impact of built d vernacular, chai					odern	deve	opmen	it res	pect local
Туре	Sitir	ng		Design		Extent			High
									Moderate
									Low

## **E31C** South of Great Chilmington



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Photograph locations/ direction









FIELD STUDY SHEET 1

#### Survey Date: 24.11.04 Reference: E32 Location: Willow Wood Surveyors: AK/MG

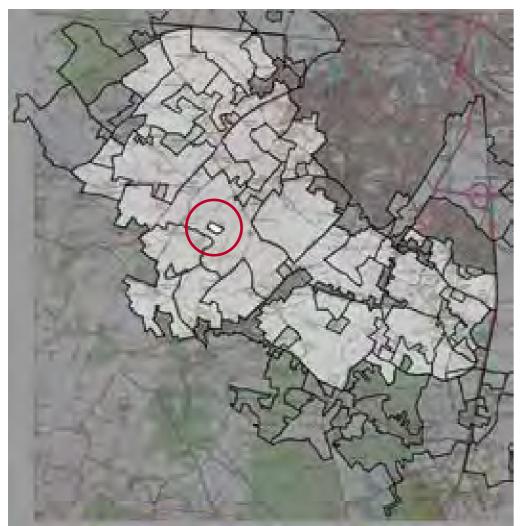
Study Sector:		Chilmington Gree	Chilmington Green (Map ref: TQ9733)				
County Landscap Area:	e Character	Bethersden farmle	Bethersden farmlands				
Historic Landscap	е Туре:	4.3 Other pre-181	0 woodland	d			
Boundaries:		Enclosed by arab	le of E31C				
TOPOGRAPHY Dominant L			ndform Views out (long/short/restricted)				
IOI OGRAFITI	Apparent Insignificant	flat	restricted				
TREE COVER	<b>Dominant</b> Apparent	Key visual elements Remnant woodland	Views withi restricted	n (filtered/framed/open/restricted)			
ENCLOSURE	Insignificant Dominant	block Key visual elements	Pattern and				
PATTERN	Apparent Insignificant Unenclosed	Hedgerow trees	Small, reg				
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements	Pattern				
LANDUSE	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Remnant of Willow Wood and rough grazing	Seasonal v	ariation			
KEY CHARACTERIS	<b>TICS</b> – in what v	way do the following a	contribute to	o local distinctiveness?			
Natural features	Rivers/ knolls/ po	onds		Species associations			
Landuse/farm type	Primary Rough grazin	-		Other Relic woodland			
Woodlands	Coppice/planta Coppice	tion		Species hornbeam			
Tree cover	Groups/linear/h Hedgerow tre	edgerow/scattered/shelter ƏƏS	belt	Species Oak			
Field boundaries	Hedges/ditches, Mature hedg	/ <b>stock fence/electric</b> Jes, ditches		Species Hazel, hawthorn, blackthorn, bramble, dog rose			
Highways and footpaths	access	/ay/local road/footpath/no	-	Other features (such as tree-lined lanes)			
Built features	Villages/settlem	ents/farms/churches/oasts		Urban edge/pylons/masts/new housing			
Other features (such as moats)				1			

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT FIELD STUDY SHEET 2

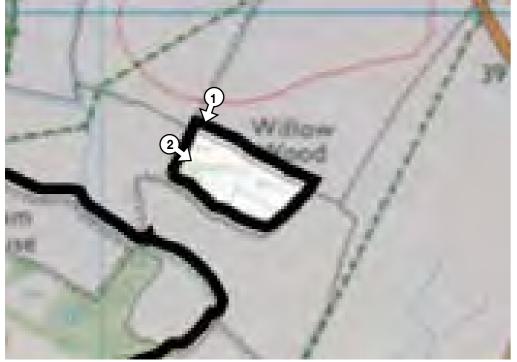
Reference: E32 ctd.

Brief summary de	escrip	otion:						
Relic of Willow We rough grazing pa ditches.								opice and very amp, drained by
				he views, outlook, etracting features				
Intact, but loss of woodland								<b>Intact</b> Interrupted Fragmented
Ecological integ wildlife?	jrity -	- how we	ell doe	es this area of cou	untryside	e functio	on as	a habitat for
Extent of semi-nature patches	al hat	pitat and		ogical corridors and orks		High		
Relic wood and pasture	roug	gh	Ma	ture hedges, ditcl	nes	Moderate		
						Low		
Intensity of land use Low	and h	nabitat tre	nd					
Condition of her to change	itage	e feature	es – as	ssess current conc	lition an	d make	e note	e of vulnerability
Tree Cover		Age str	ucture				Go	od
		-	re coppice				riable	
				-				or
Field Boundaries	S	Surviva	l of hist	oric field pattern and	condition		Go	od
		Matu	re hedgerow			Va	riable	
							Po	
Other features			y – formerly wooded link south to					od
		Calais	Wood	łś			-	riable
							Po	or
Impact of built o	leve	opment	– hov	v well does mode	ern deve	elopmer	nt res	pect local
vernacular, cha	racte	er and se		of place				
Туре	Siti	ng		Design	Exten	1t		High
								Moderate
								Low

### E32 Willow Wood



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Photograph locations/ direction





FIELD STUDY SHEET 1

#### Date: 27/10/04

Location: E33 Bartlett Farm

Map reference: TQ985399

Context:

Kent LCA: Upper Stour Valley HLT: 1.13 Prairie fields (19<sup>th</sup> Century enclosure with extensive boundary loss)

OPOGRAPHY	Dominant	Dominant Landform Views C		s Out	
	Apparent	Mainly flat with	North to (	Coleman's Kitchen wood and	
	Insignificant	fairly steep rise to	Stanhope	e; east to Long Length and	
		Coleman's Kitchen	Kingsnort	h, south to Stubbs Cross, west	
		Wood	restricted		
TREE COVER Dominant		Key visual elements	Views within	•	
	Apparent	Boundaries with	Very oper	n	
	Insignificant	Long Length and			
		CK wood; wooded			
		pond			
ENCLOSURE	Dominant	Key visual elements	Pattern		
PATTERN	Apparent	Stock fencing, ditch,		attle paddocks, vast	
	Insignificant	remnant hedgerow	unenclos	ed arable	
	Unenclosed				
SETTLEMENT &	Dominant	Key visual elements	Seasonal va	ariation	
LANDUSE	Apparent	Dominant grazing			
	Insignificant	and pasture;			
	Unsettled	insignificant			
		farmstead and			
		cottages to fringe			
-		y do the following con	tribute to lo		
Natural features	Wooded po	nd, rise to CK wood		Species associations	
				Willow, Typha	
Farm type	Primary		Other		
	Arable			Cattle grazing	
Woodlands	Heritage featur		Species		
		nd, otherwise boundar	ies	Oak, ash, hazel, hornbeam	
Hedgerow trees	Heritage featur			Species	
		t boundaries		Oak	
Other trees	Heritage featur			Species	
		emnants; white poplar o	Oak		
	at Bartletts F Heritage featur			Species	
Field Boundaries	-		stock	Species Hawthorn blackthorn dog	
		edges and wood edge	, SIUCK	Hawthorn, blackthorn, dog	
	fencing, dito	נסוור		rose Other features	
11:00	Verges	ding wooded tunnel at	long		
Highways	Lana inclu	ding wooded tunnel at	LONG	Greensand Way	
Highways	Lanes, inclu Length	-			
Highways Buildings				Farmsteads	
	Length			Bartletts Farm, cottages at	
	Length				

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### E33 ctd.

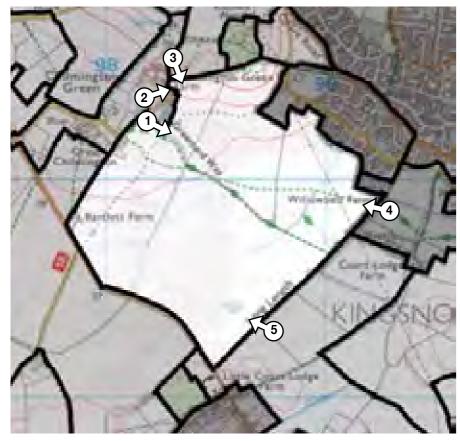
Brief description: Large parcel of r scale cattle graz clearance. Mair hedges only at b Small pond to Se Bartlett Farm and Visual unity – as detracting featu	mixe zed p nly flo ooun e is w d frin sess	paddoc at but st daries, vell woo ige of G	ks and rong r with th ded. I Great C	d a vast o ise to nor ne treed e Insignifica Chilmingto	pen arab th towarc edge to Lu int settler on.	ole ds on ne
<b>Detractors:</b> Artificially open a	rable	e due to	hedg	jerow cle	arance; p	зуl
Ecological integr wildlife?	rity –	• how w	ell doe	es this are	a of cour	ntr
Extent of semi-nature Wooded pond, t boundary and d Long Length, bo with Coleman's Wood	d at ary		ogical corric ndary he hes		ar	
Intensity of land use	High	۱				
Condition of heri to change	tage	e feature	es – as	sess curre	ent condit	rio
Tree Cover		Extent Boundaries and wooded pond		Age strue Mature bound regene pond	e o ari	
Field Boundaries		Hedges strong along lanes, rem within parcel are very poor				
Other features						
Impact of built d vernacular, char					es moder	n d
Type Boundary development at Chartfields very evident to NE	рс	<b>ng</b> iible acı ırcel – n reening		Design		

### **E33** Bartlett Farm

e field Cole ng Le	d with ex eman's l ength es	xtens Kitcho pecio	nprises small ive hedgerow en Wood. Strong ally notable. undary at	
e anc	l note th	ne sig	nificance of	
	in NE e functio	on as	Intact Interrupted Fragmented a habitat for	
nd Moderate <b>Low +</b>				
on ar	nd make	e note	e of vulnerability	
<b>ture</b> at ries, s ation	ome at		od riable or	
nnan	ts	<b>Va</b> Po		
			ood riable	
deve	elopmei	nt res	pect local	
Exter Nev	n <del>t</del> v estate		High <b>Moderate</b> Low	



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Photograph locations/ direction













# **Bethersden Farmlands BF6: North Shadoxhurst Bocage**

FIELD STUDY SHEET 1

#### Survey Date: 15.07.05

Reference: E40 Location: Possingham/Cerrygarden Surveyors: AM/HA

Study Sector:		Chilmington	Chilmington (Map ref: TQ968395			
County Landscap Area:	e Character	Beult Valley				
Historic Landscap	е Туре:	1.6				
Boundaries:				NE; Surrounds woodland of E43; ood plus other arable in W.		
TOPOGRAPHY	Insignificant	Landform Gentle slope to SW		long/short/restricted) med views, longer to W.		
TREE COVER	Apparent	Key visual elements At field edges and along streams	n (filtered/framed/open/restricted)			
ENCLOSURE PATTERN	Apparent	Key visual elements Treecover and hedgerows along enclosures	Pattern and	scale		
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Some scattered farmbuildings and nursery.	Pattern			
LANDUSE	Dominant	Key visual elements Arable and pasture	Seasonal vo Desciduo changes	ous boundaries and crop		
KEY CHARACTERIS	STICS – in what v	way do the following co	ontribute to	local distinctiveness?		
Natural features	Rivers/ knolls/ p Streams defi smaller patcl	ne boundaries and divi	de into	Species associations Duckweed, rushes, hawthorne, blackthorne, hazel, marginal and inmergent vegetation, wetland herbs, dragonfly, kingfisher, grassnake, butterflies		
Landuse/farm type	Primary Arable and	grazed pasture		Other Plant nursery and residential		
Woodlands	Coppice/planta Woodland to			Species Oak		
Tree cover		edgerow/scattered/shelterbe	elt -	Species Oak, hornbeam, hawthorne, ash, private garden with ornamental vegetation		
Field boundaries	Hedges/ditches Mostly hedg	Species Hawthorne, oak, willow, hazel, firn, blackthorne, agrimini				
Highways and footpaths	Several foot cross and ad			Other features (such as tree-lined lanes)		
Built features		ents/farms/churches/oasts with associated building	gs	Urban edge/pylons/masts/new housing		
Other features (such as moats)				1		

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

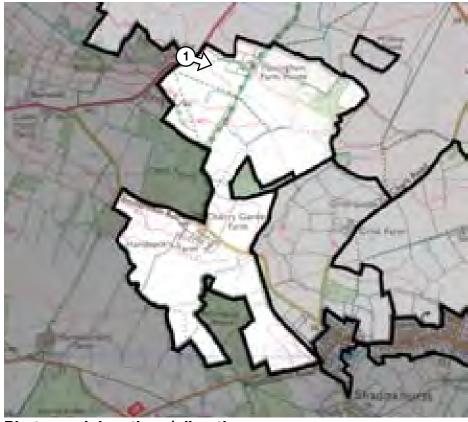
Reference: E40

	strong corridors b associated with f	egul etwe armii	ar shap en eac ng in mi	h pato ddle c	rcel of mostly arab ch, that links to neo f parcel, along Bu on linking larger wi	ark etł
					ne views, outlook, o etracting features o	
	Fairly uniform car middle, arable in			s in wit	th rest of landscap	e.
	Ecological integ wildlife?	rity -	how w	ell doe	es this area of cour	ntr
Extent of semi-natural habit patches Wide variety of speci spotted. Grassnake, kingfisher, several type butterflies, dragonflies mammals (badgers a rodents)			es es of and	Ecological corridors and networks Good links to medium sized patches of woodland and wetland. Mainly by hedgerows an streams.		
	Intensity of land use Mixture of fairly I Condition of her to change	ow p	asture	and in	tense arable. sess current condi	tioi
	Tree Cover		Age structure Strong hedgerows and mature along streams			
Field Boundaries			Survival of historic field pattern and cond Strong hedgerows, but with occ gaps made for logistic purposes			
	Other features			- /s - s - s		
	-	racte	er and s		v well does moder of place	nc
vernacular, characterTypeSittiBuildingsAreassociated withhofarmsfar		ound Indcock rm and nerrygai		Design Residential, old unused farm warehouses, plant nursery, barns, garages	V	

e land and pasture. Many good, by woodland. Some buildings thersden Rd. High ecological llife habitats to north and south.						
djacent landuses and overall unity nd their significance						
. Pasture	in	Intact				
ryside fu	nction as	s a habitat for				
4. 0	mix of I, wetland and / habitat. Part ant link between odlands in N and					
on and n	on and make note of vulnerability					
scrub	Vc	ariable				
ndition casiona s at farm	I	bod				
development respect local						
<b>Extent</b> Well scre	ened	Moderate				



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Photograph locations/ direction



FIELD STUDY SHEET 1

Study Sector:		Chilmington		(Map ref: TQ973389)		
County Landscap	e Character	Bethresden Farmla	nds			
Historic Landscap	ре Туре:	1.15 Small rectilinea	r w. wavy k	ooundaries		
Boundaries:		E31C to N; E40/E43	E31C to N; E40/E43 to W+S; E42 to E			
TOPOGRAPHY	Apparent	Landform Gently slopes to river	Long to restricted	ong/short/restricted) N in places, otherwise short I by woodland		
TREE COVER	Apparent	Key visual elements Hedgerow trees, grubbed out wood to SE		n (filtered/framed/open/restricted) within pasture paddock		
ENCLOSURE PATTERN	Dominant	Key visual elements Hedgerows and hedgerow trees	Pattern and Mainly sr hedgerov	mall scale with good		
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Oast at Criol farm. Sprawling settlement and lorry park at criol lands	Pattern along Cl	hart rd		
	Apparent	Key visual elements Sheep grazing	ariation			
		way do the following co	nindute to	Iocal alstinctiveness?		
Natural features	<b>Rivers/ knolls/ p</b> Dry stream to	onds o S Private ponds at crio	Species associations			
Landuse/farm type	Primary Sheep grazir	ng		Other Rough pasture, horsiculture to S, hay crop to W		
	Coppice/plantationSpeciesSmall woodland to SE – grubbed out. LinkedOak standardsby mature laid hornbeam bank – indicatingformer composition.					
Woodlands	by mature la	id hornbeam bank – ind	licating			
Woodlands Tree cover	by mature la former comp Groups/linear/h Some matur Old laid horn	id hornbeam bank – ind	l <del>i</del> nart rd. now field	<b>Species</b> Oak, ash		
	by mature la former comp Groups/linear/h Some matur Old laid horn boundary. He Hedges/ditches Cnt. H'row c fence interno	id hornbeam bank – ind position. edgerow/scattered/shelterbe e oak along h'row of ch beam bank and ditch, n edgerow trees – internal /stock fence/electric along Chart rd. h'rows ar	hart rd. now field nd stock			
Tree cover Field boundaries Highways and	by mature la former comp Groups/linear/h Some matur Old laid horn boundary. He Hedges/ditches Cnt. H'row c fence interno Major road/railw	id hornbeam bank – ind position. edgerow/scattered/shelterbe e oak along h'row of ch beam bank and ditch, i edgerow trees – internal /stock fence/electric ilong Chart rd. h'rows ar	hart rd. now field nd stock	Oak, ash Species		
Tree cover	by mature la former comp Groups/linear/h Some matur Old laid horn boundary. He Hedges/ditches Cnt. H'row c fence interno Major road/railw Chart rd to E	id hornbeam bank – ind position. edgerow/scattered/shelterbe e oak along h'row of ch beam bank and ditch, i edgerow trees – internal /stock fence/electric along Chart rd. h'rows ar ally way/local road/footpath/no po	It nart rd. now field nd stock ublic access	Oak, ash Species Blackthorn, rose, hawthorn Other features (such as tree-lined		

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: E41

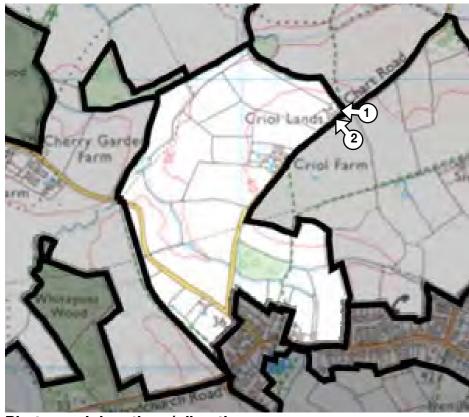
Brief summary de Medium shaped intensivly grazed are strong and co out and grazed k hornbeam copp crop to W. A few OS running to S o lands is a local de Visual context o	paro by sh ontin by po ice. S arec f par etrac	cel of no neep, w uous with onies. Lin Some inf as of rou cel I sec ctor <b>nity –</b> as	ith gap th mar iked b tensive gh pa asonal	small-scale padd opy hedgerow in p ny mature trees. Si y neglected laid h horsiculture prese sture are being in Fine oast at Criol	pla ma no en va fc
Criol lands, local			-	etracting features edgerow loss	ar
Ecological integ	ırity -	- how w	ell doe	es this area of cou	nti
Extent of semi-natura patches Rough pasture, s rough with scrub,	ome	very	<b>netw</b> Ver plac	y strong hedgerov ces, both internal	
Intensity of land use Moderate	and I	nabitat tre	Sea	ng roads. sonal stream	
Condition of her to change	itage			sess current condi	tic
Tree Cover		Age str Woo stand	dland	to SE – grubbed c	out
Field Boundaries	5	Main	ly stroi loss e	<b>oric field pattern and c</b> ng cont. h'rows w vident near Criol f	ith
Other features					
vernacular, cha	racte	er and s		v well does model of place	m
Type Lorry depot	by	ell scree • high	ned	Design	
Unkempt farm buildings	he	edges		Sprawling breeze block and corrugated iron.	
New farmhouse				Red brick – not respecting vernacular	

## **E41** Criol Lands

cks of pasture. Some areas aces. Elsewhere the hedgerows all woodland to SE is now grubbed ornbeam bank, suggesting former at to SE of parcel, and some hay aded by scrub. Stream shown on arm, but sprawling industry at criol				
djacent land nd their signif		and overall unity ce		
		Intact		
tryside functio	on as	a habitat for		
in nd	erate	+		
on and make	e note	e of vulnerability		
t, now oak	Go	bod		
ndition In trees, but In in sheep	Go	bod		
developmer		pod pect local		
Extent				
Locally intrus	ive	High		



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Photograph locations/ direction





E41.2

Aesthetics – what is your overall impression of this area?

Date: 27/10/04 (Amended 19.07.05) Location: E42 Snailswood Farm Map reference: TQ977387

#### Context:

Kent LCA: Bethersden Farmlands HLT: 1.6 Rectilinear with wavy boundaries

Views Out Landform TOPOGRAPHY (From highest point) north to Ashford Gently undulating, Apparent rises to south fringe and Coleman's Kitchen wood, long views west towards Bethersden, east to Tally Ho Road and Stubbs Cross, south to woodland. TREE COVER Key visual elements Views within Copse to north. Generally open, filtered by hedgerows in Apparent Snailswood Farm, places h'row trees Key visual elements ENCLOSURE Pattern Small/medium, rectilinear, some wavy Hedgerows PATTERN Apparent boundaries Seasonal variation SETTLEMENT & Dominant Key visual elements LANDUSE Dominant farmland; farmstead mainly Insignificant insignificant, but apparent to north **Key characteristics** – in what way do the following contribute to local distinctiveness? Natural features Species associations Ponds Little vegetation Other Farm type Primary Arable Sheep grazing Woodlands Heritage features Species Small copse to north Oak, hawthorn, blackthorn Heritage features Species Hedgerow trees Oak standards Oak, hornbeam, field maple Other trees Heritage features Species At Snailswood Farm Leylandii, garden trees Heritage features **Field Boundaries** Species Laid hornbeam hedge, stock fence, other Hawthorn, blackthorn, hedges bramble, dog rose, field maple, ash, alder, dogwood, hawthorne Highways Verges Other features Chart Road to NW boundary - short verge, generally good hedge Buildings Villages Farmsteads Shadoxhurst - urban edge to S+E Snailswood Farm – small paddock, old farmhouse and new double garage block Other features

#### E42 ctd.

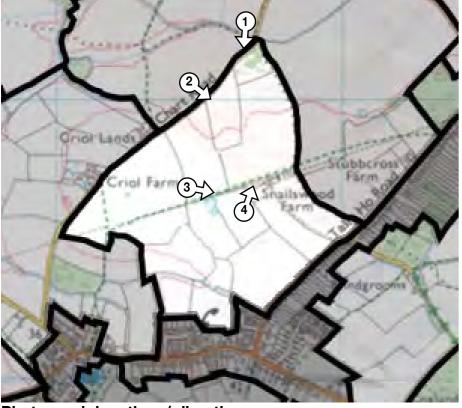
Brief description Medium-large p dominated by s east, and a smo hedgerows are of laid hornbeau hedged boundo scale paddocks to frequent h'ro the SE boundari Visual unity – as	barce heep main m he ary w s, mo w tre es.	p pasture pse to the pse to the stopping to the point of the pse the pse the the pse the the pse the the pse the the pse the the pse to the pse	e to th ne nor nuous south. rt Roa oly to t ar hou	e south. thern bou but heav Small po d to north he S, whe ising at Sh	Snailswoo undary ho ily trimme nd is larg nwest. The ere the po nadoxhur	od as ed jel arc st
detracting featu	Jres					
Detractors: Hedge trimming, to SE boundaries Ecological integ		-				
wildlife? Extent of semi-natur	al hat	oit	Ecolo	ogical corrio	dors	
Small copse and			Нес	lgerows –	mainly	
			con	itinous, fe	w high	
Intensity of land use Moderate						
Condition of her	itage	e feature	es – as	sess curre	nt condi	tio
to change	itage		<b>es</b> – as	sess curre		
	itage	Extent			Age stru	ctu
to change	itage	Extent Small hedg	copse erow 1	e, trees,		<b>ctu</b> er
to change	itage	Extent Small hedg more	copse erow 1 appa	e, trees, rent to	<b>Age stru</b> Regen	<b>ctu</b> er
to change	itage	Extent Small hedg more	copse erow f appa , scatt	e, trees,	<b>Age stru</b> Regen	<b>ctu</b> er
to change		Extent Small hedg more south farms Hedg	copse erow 1 appa , scatt tead erows	e, trees, rent to rered at : mainly (	Age stru Regen small c	er ctu er
to change Tree Cover		Extent Small hedg more south farms Hedg trimm	copse erow f appa , scatt tead erows ied, sc	e, trees, rent to rered at : mainly o ome high.	Age stru Regen small c continuo Laid hor	er ctu er cop
to change Tree Cover		Extent Small hedg more south farms Hedg trimm hedg	copse erow f appa , scatt tead erows ied, sc e. Sm	e, trees, rent to rered at : mainly of ome high. all section	Age stru Regen small c continuo Laid hor n of stock	er ctu er cop
to change Tree Cover Field Boundaries		Extent Small hedg more south farms Hedg trimm hedg	copse erow f appa , scatt tead erows ied, sc e. Sm	e, trees, rent to rered at : mainly o ome high.	Age stru Regen small c continuo Laid hor n of stock	er ctu er cop
to change Tree Cover Field Boundaries	\$	Extent Small hedg more south farms Hedg trimm hedg Pond	copse erow f appa , scatt tead erows ed, sc e. Sm with li	e, trees, rent to ered at : mainly o ome high. all section ttle veget	Age stru Regen small c continuou Laid hor h of stock tation	ctu er cor cor us, rnk
to change Tree Cover Field Boundaries Other features	s Jevel racte	Extent Small hedg more south farms Hedg trimm hedg Pond	copse erow f appa , scatt tead erows ed, sc e. Sm with li	e, trees, rent to ered at : mainly o ome high. all section ttle veget v well doe of place	Age stru Regen small c continuou Laid hor h of stock tation	ctu er cor cor us, rnk
to change Tree Cover Field Boundaries Other features Impact of built of vernacular, cha Type	s S S S S S S Tacte	Extent Small hedg more south farms Hedg trimm hedg Pond	copse erow f appa , scatt tead erows ed, sc e. Sm with li	e, trees, rent to ered at : mainly o ome high. all section ttle veget v well doe of place	Age stru Regen small c continuou Laid hor n of stock tation	ctu er cor cor us, rnk
to change Tree Cover Field Boundaries Other features Impact of built of vernacular, cha Type New brick garage block	s S S S S S Tacte S S Tacte	Extent Small hedg more south farms Hedg trimm hedg Pond	copse erow f appa , scatt tead erows ed, sc e. Sm with li	e, trees, rent to rered at : mainly o ome high. all section ttle veget v well doe of place Design Mostly charac	Age stru Regen small c continuor Laid hor n of stock tation es moder in	ctu er cor cor us, rnk
to change Tree Cover Field Boundaries Other features Impact of built of vernacular, cha Type New brick garage block at Snailswood	s Sitti Pro nc	Extent Small hedg more south farms Hedg trimm hedg Pond Pond	copse erow f appa , scatt tead erows ed, sc e. Sm with li	e, trees, rent to rered at : mainly o ome high. all section ttle veget v well doe of place Design Mostly charac unnece	Age stru Regen small c continuor Laid hor n of stock tation es moder in	ctu er cor cor us, rnk
to change Tree Cover Field Boundaries Other features Impact of built of vernacular, cha Type New brick garage block	s Sitti Pro Ap	Extent Small hedg more south farms Hedg trimm hedg Pond er and so	copse erow f appa , scatt tead erows ed, sc e. Sm with li t - hov ense c	e, trees, rent to rered at : mainly o ome high. all section ttle veget v well doe of place Design Mostly charac	Age stru Regen small c continuor Laid hor n of stock tation es moder in cter but	ctu er cor cor us, rnk
to change Tree Cover Field Boundaries Other features Impact of built c vernacular, cha Type New brick garage block at Snailswood Farm Linear housing at Shadoxhurst	s Sitti Pro Ap	Extent Small hedg more south farms Hedg trimm hedg Pond Pond	copse erow f appa , scatt tead erows ed, sc e. Sm with li t - hov ense c	e, trees, rent to rered at : mainly o ome high. all section ttle veget v well doe of place Design Mostly charac unnece wall	Age stru Regen small c continuor Laid hor n of stock tation es moder in cter but	ctu er cor cor us, rnk
to change Tree Cover Field Boundaries Other features Impact of built c vernacular, cha Type New brick garage block at Snailswood Farm Linear housing	s Sitti Pro Ap	Extent Small hedg more south farms Hedg trimm hedg Pond Pond	copse erow f appa , scatt tead erows ed, sc e. Sm with li t - hov ense c	e, trees, rent to rered at : mainly o ome high. all section ttle veget v well doe of place Design Mostly charac unnece wall	Age stru Regen small c continuor Laid hor n of stock tation es moder in cter but	ctu er cor cor us, rnk

## E42 Snailswood Farm

ome arable to the north, but d Farm is apparent in the north good regeneration. The d in places. Notable sections ly barren of vegetation. Strong parcel is largly comprised of small- cel has a more wooded feel due and Stubbs cross is apparent to					
e and note the significance of					
d Farm. Hous	Intact				
ryside functio	on as a habitat for				
Mode	erate				
on and make	e note of vulnerability				
ration in ppse	Good				
s, some beam fence.	Variable				
	Poor				
developmer	nt respect local				
Extent	1.000				
Localised	Low				
Localised					



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Photograph locations/ direction









FIELD STUDY SHEET 1

#### Survey Date: 15.07.05

Reference: E43 Location: Cherry Garden Wood Surveyors: AM/HA

Study Sector:		Chilmington	Chilmington (Map ref: TQ96					
County Landscap Area:	e Character	Bethersden Farml	Bethersden Farmlands 4.3 Rable of E40 to N, W and S. E41 to E					
Historic Landscap	е Туре:	4.3						
Boundaries:		Rable of E40 to N						
TOPOGRAPHY		Landform	Views out (	ong/short/restricted)				
	Apparent	Flat	Short for	Short form boundary				
TREE COVER	Apparent	Key visual elements Unmanaged coppice/mature woodland		Views within (filtered/framed/open/restricted) Restricted				
ENCLOSURE PATTERN	Insignificant	Key visual elements Stockfence W boundary	Pattern and	scale				
SETTLEMENT & BUILT FEATURES	Unsettled	Key visual elements	Pattern					
LANDUSE	Apparent	Key visual elements Woodland	Seasonal vo Deciduo					
KEY CHARACTERIS	TICS – in what v	way do the following a	contribute to	local distinctiveness?				
Natural features	Rivers/ knolls/ p Several strea	onds ams runs through	Species associations Snakes, invertabraes, mammals, wetland vegetation, birds					
Landuse/farm type	Primary Private woo	dland	Other					
Woodlands	Coppice/plantc N/A	ition	Species Oak, birch (ash, hornbeam, maple, hawthorne)					
Tree cover	Groups/linear/h	edgerow/scattered/shelter	Species					
Field boundaries	-	/ <b>stock fence/electric</b> Boundary managed	Species					
Highways and footpaths	Major road/railv	vay/local road/footpath/nc	Other features (such as tree-lined lanes)					
Built features	Villages/settlem	ients/farms/churches/oasts	Urban edge/pylons/masts/new housing					
Other features								

#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

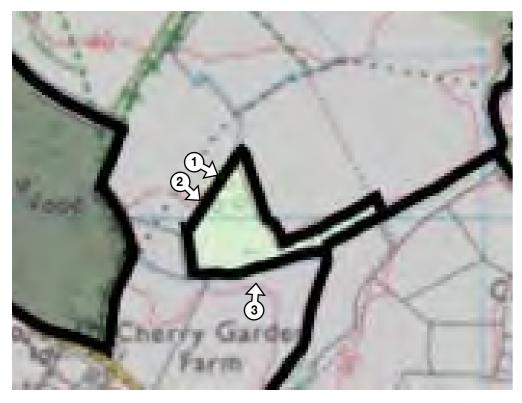
Reference: E43

Brief summary d	escri	ption:										
Small patch of regular shaped woodland. Mature trees with young scrub. Several												
streams runs through and lilnks to other woodland. Public access prohibited. High												
ecological integrity.												
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity												
of the landscape and note any detracting features and their significance												
· · · · · · · · · · · · · · · · · · ·												
Views from a days to produce (formal and is frame a disc is a description and disc is the												
Views from edge to pasture/farmland is framed by hedgerows and Intact streams with vegetation												
<b>Ecological integrity –</b> how well does this area of countryside function as a habitat for												
wildlife?												
Extent of semi-natural habitat and Ecological corridors and High												
patches			networks									
Appears to be mixed			Contains and is linked									
deciduous with scrub and			to other woodland by									
mature trees.			hedges, streams and									
			ditches.									
Intensity of land use	and h	abitat tre	nd									
Condition of heritage features – assess current condition and make note of vulnerability												
to change												
•												
Iree Cover	Tree Cover Age str				re with young scrub			ood				
		Maiu		IT young scrub								
Field Boundaries	5	Surviva	l of hist	oric field pattern c	and condition	on						
Other features												
Impact of built d	level	opment	– hov	v well does ma	odern dev	/elopmen	t res	pect local				
Impact of built development – how well does modern development respect local vernacular, character and sense of place												
Type Siting Design Extent												
				1								

### **E43** Cherry Garden Wood



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Photograph locations/ direction







# **Bethersden Farmlands BF7:** Barton Farm Bocage

### FIELD STUDY SHEET 1

Survey Date	:25.11.04
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Reference: E16 Location: Goldwell

Surveyors: AK/MG

Study Sector:		Chilmington Green	Chilmington Green (Map ref: TQ96			
County Landscap Area:	e Character	Bethersden Farmla	Bethersden Farmlands			
Historic Landscap	е Туре:	1.6 Rectilinear with	1.6 Rectilinear with wavy boundaries			
Boundaries:				ater to SW; Purchase Wood Ids to SE; E12 and E13 arable to		
TOPOGRAPHY	Dominant	Landform	ndform Views out (long/short/restricted)			
	Apparent Insignificant	dominant knoll, otherwise undulating		nic from knoll, medium from		
TREE COVER	Dominant Apparent Insignificant	Key visual elements hedgerow trees, boundary woodland	Views within Open	n (filtered/framed/open/restricted)		
ENCLOSURE PATTERN	Dominant <b>Apparent</b> Insignificant Unenclosed	Key visual elements Hedgerow	Pattern and Medium -	I <b>scale</b> – large size		
SETTLEMENT & BUILT FEATURES	Dominant Apparent <b>Insignificant</b> Unsettled	Key visual elements isolated houses, Goldwell on knoll is apparent	Pattern			
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable, paddocks, unimproved grassland	ariation			
KEY CHARACTERIS	<b>TICS</b> – in what v	way do the following co	ontribute to	o local distinctiveness?		
Natural features	<b>Rivers/ knolls/ p</b> Knoll to north			Species associations		
Landuse/farm type	Primary Arable			Other Paddocks, unimproved grassland		
Woodlands	Coppice/planta Purchase wo	n <b>tion</b> Nod to S boundary		Species		
Tree cover	Groups/linear/h hedgerow tre	edgerow/scattered/shelterbo ees	elt	Species Oak		
Field boundaries	-	/ <b>stock fence/electric</b> stock fencing		<b>Species</b> Elm, dogwood, hazel, privet, ash, beech to south, mainly hawthorn to north		
Highways and footpaths	access Country land	<b>vay/local road/footpath/no p</b> es, footpaths	oublic	Other features (such as tree-lined lanes)		
Built features	-	ents/farms/churches/oasts Iwell prominent on knoll		Urban edge/pylons/masts/new housing		
Other features (such as moats)						

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: E16 ctd.

Brief summary d	escription:			
Goldwell oast hou and horse paddo nedgerows and f to south east with	use. Largely ocks. Small se ine stretch of Purchase W	f hedgerow trees south lood. Crisscrossed by	ale mixed arab grassland to we n of Cobham w lanes and footp	ble plus sheep grazing est. Mainly continuous vood. Strong boundary paths.
		sess the views, outlook any detracting feature		duses and overall unity ificance
				Intact Interrupted Fragmented
wildlife?	-	ell does this area of co	ountryside funct	ion as a habitat for
Extent of semi-natural	habitat and	Ecological corridors and	High	
patches		networks	_	
unimproved grass	sland	Hedgerows	Mod	erate
Low				
Intensity of land use moderate	and habitat trei	nd		
<b>Condition of her</b> to change	itage feature	es – assess current con	dition and mak	e note of vulnerability
Tree Cover	Age str matur	ucture e oak		<b>Good</b> Variable Poor
Field Boundaries		l of historic field pattern and gappy, some thick ar		Good <b>Variable</b> Poor
Other features	Oast o	at Goldwell		<b>Good</b> Variable Poor
Impact of built d vernacular, cha		– how well does mod ense of place	ern developme	ent respect local
Гуре	Siting	Design	Extent	High
				Moderate
				Moderare
				Low
			1	

### **E16** Goldwell



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Photograph locations/ direction









### FIELD STUDY SHEET 1

#### Survey Date: 24.11.04 Reference: E25 Location: S of Daniel's Water Fm Surveyors: AK/MG

Study Sector:		Chilmington Gree	en	(Map ref: TQ95540
County Landscap Area:	e Character	Bethersden farm	ands	
Historic Landscap	е Туре:	1.16 Small rectilir	near with wo	avy boundaries and ponds
Boundaries:				t at Yardhurst to W, settlement o Irmland of E29 to east and E26
TOPOGRAPHY	Dominant Apparent Insignificant	<b>Landform</b> flat	Views out ( short	(long/short/restricted)
TREE COVER	Dominant <b>Apparent</b> Insignificant	Key visual elements hedgerow trees	Views within restricted	in (filtered/framed/open/restricted) d
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerows	Pattern and Small - N	d scale 1edium scale
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements	Pattern	
	Dominant Apparent Insignificant	Key visual elements Arable and pasture	Seasonal v	
KEY CHARACTERIS	STICS – in what v	way do the following	contribute to	o local distinctiveness?
Natural features	Rivers/ knolls/ po Ponds	onds		Species associations
Landuse/farm type	Primary Arable			Other Grazing pasture
Woodlands	Coppice/planta	tion		Species
Tree cover	Groups/linear/h	edgerow/scattered/shelte ees	rbelt	Species Oak
Field boundaries	Hedges/ditches, Hedges, ditc	/ <b>stock fence/electric</b> hes		Species Hawthorn, blackthorn
Highways and footpaths	access	vay/local road/footpath/n	-	Other features (such as tree-lined lanes)
Built features	-	ents/farms/churches/oasts I's Water Farm	Urban edge/pylons/masts/new housing	
Other features (such as moats)				1

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: E25 ctd.

Brief summary d	escr	iption:				
intact hedgerows	nall, flat parcel comprising small rectilinear fields of ara fact hedgerows with mature oak standards. Bounded by Daniel's Water Farm. Scattered ponds. Resticted v					
Visual context a of the landscap		-				
Ecological integ wildlife?	rity -	- how w	ell doe	es this area	of cour	ntry
Extent of semi-nature patches pasture, ponds	xtent of semi-natural habitat and patches			d Ecological corridors and networks Hedgerows, ditches		
Intensity of land use Moderate Condition of her to change				sess current	t condit	ior
Tree Cover		Age str matu				
Field Boundaries	5	Survivo intact		oric field patte	ern and co	ond
Other features						
Impact of built d					moderi	n a
Туре	Siti	ng		Design		

### **E25** South of Daniel's Water Farm

	vest by		bounded by led lane and to		
	ent land eir signit		and overall unity ce		
	Intact Interrupted Fragmented				
ryside	e functio	on as	a habitat for		
	High				
	Moderate				
	Low				
on an	id make	e note	e of vulnerability		
			<b>od</b> riable or		
ndition		Va Po			
		Va Po			
deve	elopmer	nt res	pect local		
Exter	nt		High		
			Moderate		
			Low		



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Photograph locations/ direction







### FIELD STUDY SHEET 1

#### **Survey Date:** 15.07.05

#### Reference: E26 Location: Barton Farm

Surveyors: MG/HA

Study Sector:			Chilmington		(Map ref: TQ956403)	
County Landscap Area:	e Character		Bethersden Farm la	nds		
Historic Landscap	е Туре:		1.9. Small reg. W. straight boundaries			
Boundaries:			E24 to NW; Study bo	oundary to	W and S; E29 to E; E 25 to N	
TOPOGRAPHY	Insignificant	S	indform light rise to SE, nainly flat	Views out ( Long vie	long/short/restricted) ws N	
TREE COVER	Apparent	⊢   a	ey visual elements ledgerow trees long lanes plus some ternal		<b>n</b> (filtered/framed/open/restricted) W, more framed to S and E	
ENCLOSURE PATTERN	Apparent	   _	ey visual elements Hedgerows more apparent to E although some loss)	hedgero	<b>I scale</b> – large to W – loss of w. Smaller, regular to S and E e continuous hedgerows.	
SETTLEMENT & BUILT FEATURES	Apparent	B	ey visual elements Susy local road and vo farmsteads	Pattern Along lane		
LANDUSE	Apparent	A W	ey visual elementsSeasonal variationArable dominant toWith crop and deciduous trees.V. Elsewhere mainlyOugh pasture			
KEY CHARACTERIS	TICS – in what	way	y do the following cor	I ntribute to	local distinctiveness?	
Natural features	Rivers/ knolls/ p Small ponds				Species associations Willow	
Landuse/farm type	Primary Rough pastu	Jre			Other Arable to W, some horse grazing and improved grassland	
Woodlands	Coppice/planto	ation	1		Species	
Tree cover	Strong hedges	gerc al h	gerow/scattered/shelterbel ow w mature trees alo edgerow trees.		<b>Species</b> Oak, ash	
Field boundaries	Strong hedg part of lane.	gerc	<b>ck fence/electric</b> ows along lanes. Ditch	-	<b>Species</b> Hawthorne, elder, fieldmaple, blackthorne, rose.	
Highways and footpaths	Local road f	n o	/local road/footpath/no pu IW boundary plus bise DId Sumersden Manor	ecting E/	Other features (such as tree-lined lanes) Lanes have many mature trees	
Built features	Vitter,s oak r	Villages/settlements/farms/churches/oasts Vitter,s oak mansion to NW, Barton Farm, St. Margarets Fm, Neglected industrial unit at Braron Fm.			Urban edge/pylons/masts/new housing	
Other features (such as moats)						

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT FIELD STUDY SHEET 2

#### Reference: E26

#### Brief summary description:

Extent of semi-natural habitat and	Ecological corridors and
patches	networks
Rough pasture to E.	Continuous hedgerow
Small ponds – private	trees along lanes, some
Some standing deadwood	good internal hedgero
Intensity of land use and habitat the	nd

Brief summary o	descri	ption:				
fairly open arabl horse grazing an E/W by busy Old hedgerows and unit at Barton far	e to V d imp Surre matur m wh	V, but smaller proved pastur nder Manor R re oaks. Two f ich is a detra	armland, offering scale rough past e associated with 2d, which interrup farmsteads along ctor. Internal hed nain gappy in pla	ure dom 1 farmste ts parce road, in gerows o	inates to E ads. Parce I, although cluding rur are more o	, with some el is bisected is well lined by n-down industrial
			ne views, outlook, etracting features			s and overall unity nce
Barton Fm – neg Busy Old Surrend			trial unit and wast ts parcel E/W	eland		Interrupted
Ecological integ	grity –	how well doe	es this area of co	untryside	function c	as a habitat for
Extent of semi-natural habitat and patchesEcological corridors and networksModerate Lower to W (arable). Quite high in rough pastureRough pasture to E.Continuous hedgerow trees along lanes, some good internal hedgerowsModerate Lower to W (arable). Quite high in rough pasture					W (arable). Quite	
Intensity of land use Moderate Condition of he to change			sess current conc	dition and	d make no	te of vulnerability
Tree Cover		Age structure Mainly mainternally	ture oak along la	nes and	G	Good
Field Boundaries Survival Strong			oric field pattern and Ige along lane, so Ioss to W. More a E.	ome	V	ariable
Other features Impact of built vernacular, cho			w well does mode of place	ern deve	lopment re	espect local
<b>Type</b> Local road	<b>Sitir</b> Bis	ng ects parcel	<b>Design</b> Busy – noise	Exten	1	Moderate
Industrial unit	Ba	rton Fm		Slightl spraw		

Туре	Siting	Design	
Local road	Bisects parcel	Busy – noise	
Industrial unit	Barton Fm		SI SI

### **E26** Barton Farm



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Photograph locations/ direction





### ASHFORD LANDSCAPE CHARACTER ASSESSMENT Settlement/ Edge conditions

FIELD STUDY SHEET 1

Survey Date: 22/09/05	Reference: E28	Location: Sandy Lane	Surveyors: LE/ AK
-----------------------	----------------	----------------------	-------------------

Study Sector:		Chilmington Green	(Map ref: TQ961411)		
County Landscap Area:		Bethersden Farmlands			
Historic Landscap	е Туре:	9.2 Scattered settlement with p	paddocks (1810 extent)		
Boundaries:		E18 to N, E29 to S			
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant	Key visual elements group of widely spaced bungalows in garden plots and Forstal Farm			
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Gentle slope			
TREE COVER	Dominant Apparent Insignificant	Key visual elements mature hedgerows to lane			
FORM & LAYOUT	Linear Clustered Sprawling	linear			
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Victorian and interwar			
<b>KEY FEATURES</b> – in settlement?	what way do the	following contribute to the loco	al distinctiveness of the		
Building style	Roof & materials/ s Mix of styles inc	<b>cale</b> Sluding brick and pebbledash			
Street Scene	Wide lane with hawthorn and	ungalows verge is mown grass	Planting/ signage/ lighting		
Edge condition	New housing N/A				
Other features (include detractors)	-				
	-	quil/ safe/ pleasant/ legible/ ac s and open layout.	cessible?		

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### Reference: E28

Brief	sumn	nary	desc	riptio	on of	settle	emen	t/ e	dge	con	ditio
land	scape	e:									

Open agricultural landscape defined by hedges, lanes hedgerow oaks on lane, but mostly open. Settlement co large garden plots divided off from fields on east of Sanwest side.

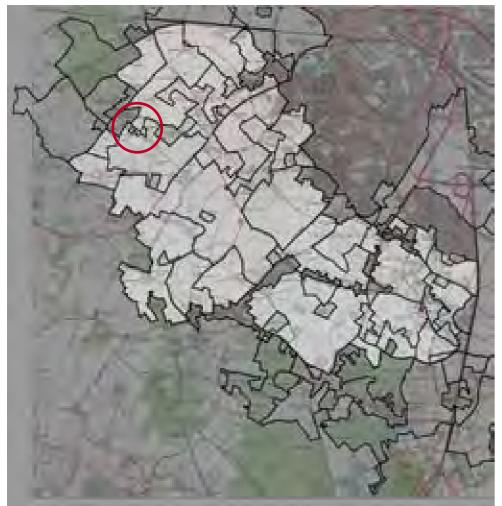
Visual context and unity – assess the views, outlook, ac of the settlement and note any detracting features an Scale low and in keeping with tradition of scattered set wealden landscape, but form of bungalow in large gar and conservatories etc. not in character with traditional farm cottages.

### Settlement integrity/ edge condition - how well does the

C	rity/	edge c	ondific	on – how well doe	s th
Extent of settlement	and t		very bung side by v asso	al Farm - victorian, different to the row galows on the oppo of the lane. Cohesi irtue of hedges and ciated vegetation, dings scattered.	osite on
-			y of bu	ungalows, traditior	nal
				sess current condi	
to change					
Local vernacula	r				
Tree Cover		Hedg garde	ens - o		
Field Boundaries	6	Elm, t	horns,	oric field pattern and a dogwood, hazel, , goat willow	
Other features		with s elm, s	loe ar some a	es predominantly nd bullace, wild ro oak, ash, goat will	se, ow
Impact of built d vernacular, cha		•		v well does model of place	'nc
<b>Type</b> Bungalows		ts divided ield edge		Design not varied features	di

### E28 Sandy Lane

ons c	and its si	ting v	vithin the wider			
s with	wide ve	erges	, sporadic			
onsis	onsists of simple bungalows in					
ndy L	ndy Lane and Forstal Farm on the					
	djacent landuses and overall unity					
	eir signif					
	ents in tl		Intact			
	with she	eds	Interrupted			
al sco	ittered		Fragmented			
he se	ettlemer	nt hol	d together			
	High					
f						
te	Mode	erate				
1						
Jt	Low	ow				
ıl farr	n group	for th	ne Forstal			
			e of vulnerability			
		Go	od			
		Va	riable			
		Po	or			
			od			
men	tals in		riable			
		Po	-			
ndition			od			
oney		Variable				
		Po	-			
awth	-		od			
	kering		ariable			
N		Po	or			
deve	elopmer	nt res	pect local			
Exter	nt		High			
discre	te		-			
			Moderate			
			Low			



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Photograph locations/ direction









FIELD STUDY SHEET 1

#### Survey Date: 24.11.04 Reference: E29 Location: Court Reed Fm Surveyors: AK/MG

Study Sector:		Chilmington Gre	en	(Map ref: TQ9634(		
County Landscape Area:	e Character	Bethersden farm	lands			
Historic Landscape	е Туре:	1.10 Medium reg	1.10 Medium regular with straight boundaries			
Boundaries:		to E, Bayley woo	d (E30) and	Wood (E27) to N, Ashford Rd A2 d arable of E31 C to S, mixed f E25, E26 and E22 to west		
TOPOGRAPHY	Dominant Apparent Insignificant	Landform level		t (long/short/restricted)		
TREE COVER	Dominant Apparent Insignificant	Key visual elements	Views wi filtered	<b>thin</b> (filtered/framed/open/restricted)		
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	<b>Key visual elements</b> Hedgerows		ind scale m scale		
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Isolated farm	Pattern dispers	Pattern dispersed		
LANDUSE	<b>Dominant</b> Apparent Insignificant	Key visual elements Arable		l variation		
KEY CHARACTERIS	<b>TICS</b> – in what v	way do the following	contribute	to local distinctiveness?		
Natural features	Rivers/ knolls/ p	onds		Species associations		
Landuse/farm type	<b>Primary</b> Arable			<b>Other</b> Grazing		
Woodlands	Coppice/planta Boundary wa	tion podlands to N and S		Species Oak		
Tree cover		edgerow/scattered/shelte aks, linear poplars at		Species		
Field boundaries	-	/ <b>stock fence/electric</b> ure hedgerow along	Species Hawthorn, blackthorn, dog rose, oak, ash			
Highways and footpaths	access Sandy Lane of	<b>vay/local road/footpath/n</b> and footpaths		Other features (such as tree-lined lanes)		
Built features	•	ents/farms/churches/oast hery outlet to west of		Urban edge/pylons/masts/new housing		
Other features				1		

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: E29 ctd.

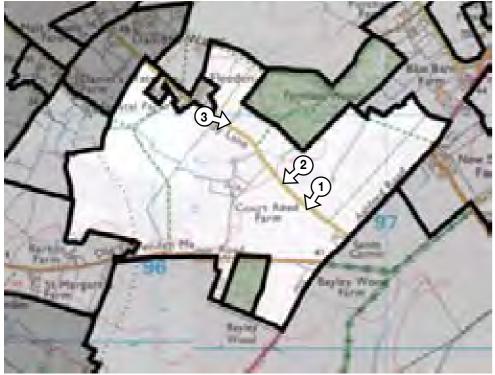
Brief summary d	escri	iption:			
views. Significant centre of parcel i	bou s end	undary w closed b	/ith Pu by very	edium-scale flat mi rchase Wood to n v prominent tall Le ng Sandy Lane wh	ort yla
		•		ne views, outlook, o etracting features	
Leylandii arounc Ashford Road, A			l Fm		
Ecological integ wildlife?	rity -	- how we	ell doe	es this area of cou	ntr
Extent of semi-nature patches	oitat and	netw	ogical corridors and orks Igerows		
Intensity of land use Moderate					
Condition of her to change	itage	e feature	<b>es</b> – as	sess current condi	tio
Tree Cover		Age str matur		s within hedgerow	/
Field Boundaries	1		oric field pattern and c intact	one	
Other features					
Impact of built d vernacular, cha		•		v well does moder of place	'nc
Туре	Siti	ng		Design	Γ
Court Reed Farm	lsc	plated		Tall Leylandii very prominent	

### **E29** Court Reed Farm

rth. ( andii,	Court Re	eed Fo as lir	d with limited arm isolated in lear poplars. cel.		
	ent land eir signit				
			Intact Interrupted Fragmented		
ryside	e functio	on as	a habitat for		
	High				
	Mode	erate	- low		
	Low				
on an	id make	e note	e of vulnerability		
			<b>od</b> riable or		
ndition	I		<b>od</b> riable or		
			ood rriable or		
deve	elopmer	nt res	pect local		
Exter	nt		High		
			Moderate - Iow		
			Low		



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Photograph locations/ direction







FIELD STUDY SHEET 1

#### Date: 27/10/04

Location: E30 Bayley Wood

Map reference: TQ964403

		-		5 . 5
Field Boundaries	Dundaries Heritage features Hedge and ditch to north along Old Surrenden Manor Lane			Species Hawthorn, blackthorn, dogwood, dog rose
Other trees	Heritage featu			Species
Hedgerow trees	Heritage featu			Species
Woodlands	Heritage featu Former cop			<b>Species</b> Hornbeam, oak, blackthorn, willow, hawthorn
Farm type	Primary			Other
Key characteris Natural features	tics – in what w	ay do the following co	ntribute to loo	cal distinctiveness? Species associations
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Woodland	Seasonal va	
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedge and ditch along road	Pattern	
TREE COVER	<b>Dominant</b> Apparent Insignificant	Key visual elements Former coppice	Views within Restricted	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Flat woodland	Views Out Adjacent	
Aesthetics – wh	at is your overal	ll impression of this area	ЗŚ	
<u> </u>	<sup>n</sup> Century copp			

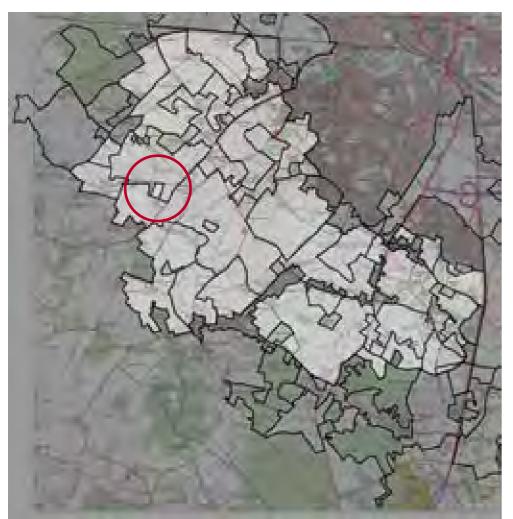
### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

### E30 ctd.

Brief description	:				
Small parcel of f	orme	er hornb	eam coppi	ce with o	ak st
road. Forms a st					
	<u> </u>	·	,		0
Encroached up	on to	the we	st by the 'Ke	ent Harve	st Ce
A cleared path	throu	ugh the	wood is evid	dent on th	ne O
		-			
Visual unity – as		the ove	rall Unity of	ine ianas	cape
detracting featu	Jres				
Detractors:					
Encroaching farn	n ma	chinerv	outlet.		
Busy road to north		/			
bosy 1000 10 11011					
Ecological integ	ritv -	how we	ell does this	area of c	ount
wildlife?	,,				
WIGINCY					
Extent of semi-nature	al hab	oit	Ecological a	corridors	
100%			Very limite		
100/0				•	
			hedgerov	VS	
Intensity of land use	Lov	N			
•					
Condition of her			<b>- assess c</b>	urrent co	nditio
			• <b>s</b> – assess c	urrent co	nditio
Condition of her			<b>:s</b> – assess c		nditio
Condition of her to change		e feature Extent	e <b>s</b> – assess c	Age	struct
Condition of her to change		e feature	e <b>s</b> – assess c	Age	
Condition of her to change		e feature Extent	<b>:s</b> – assess c	Age	struct
Condition of her to change Tree Cover	itage	e feature Extent 100%		Age ma	struct
Condition of her to change	itage	e feature Extent 100%	e and ditch	Age ma	struct
Condition of her to change Tree Cover	itage	e feature Extent 100%		Age ma	struct
Condition of her to change Tree Cover	itage	e feature Extent 100%		Age ma	struct
Condition of her to change Tree Cover Field Boundaries	itage	e feature Extent 100%		Age ma	struct
Condition of her to change Tree Cover	itage	e feature Extent 100%		Age ma	struct
Condition of her to change Tree Cover Field Boundaries	itage	e feature Extent 100%		Age ma	struct
Condition of her to change Tree Cover Field Boundaries	itage	e feature Extent 100%		Age ma	struct
Condition of her to change Tree Cover Field Boundaries Other features	itage s	Extent 100% Hedg	e and ditch	to north	struct
Condition of her to change Tree Cover Field Boundaries Other features	itage s	e feature Extent 100% Hedg	e and ditch	to north	struct
Condition of her to change Tree Cover Field Boundaries Other features	itage s	e feature Extent 100% Hedg	e and ditch	to north	struct
Condition of her to change Tree Cover Field Boundaries Other features	itage s level	Extent 100% Hedg opment er and se	e and ditch – how well ense of plac	does mo	struct
Condition of her to change Tree Cover Field Boundaries Other features	itage s	Extent 100% Hedg opment er and se	e and ditch - how well ense of plac	does mo	struct
Condition of her to change Tree Cover Field Boundaries Other features	itage s level	Extent 100% Hedg opment er and se	e and ditch - how well ense of plac	does mo	struct
Condition of her to change Tree Cover Field Boundaries Other features Impact of built d vernacular, chan Type Farm	itage s level	Extent 100% Hedg opment er and se	e and ditch - how well ense of place Desi larg	does mo ce gn ge iron	struct
Condition of her to change Tree Cover Field Boundaries Other features Impact of built d vernacular, chan Type Farm machinery	itage s level	Extent 100% Hedg opment er and se	e and ditch - how well ense of place Desi larg	does mo	struct
Condition of her to change Tree Cover Field Boundaries Other features Unpact of built d vernacular, chan Farm machinery outlet	itage s level	Extent 100% Hedg opment er and se	e and ditch - how well ense of place Desi larg	does mo ce gn ge iron	struct
Condition of her to change Tree Cover Field Boundaries Other features Other features Impact of built d vernacular, chan Type Farm machinery outlet	itage s level	Extent 100% Hedg opment er and se	e and ditch - how well ense of place Desi larg	does mo ce gn ge iron	struct
Condition of her to change Tree Cover Field Boundaries Other features	itage s level	Extent 100% Hedg opment er and se	e and ditch - how well ense of place Desi larg	does mo ce gn ge iron	struct

### E30 Bayley Wood

d Surr entre S ma	enden <i>I</i> ' – a farı p.	Mana m ma	cessible from or Road. achinery outlet. gnificance of		
			Intact Interrupted Fragmented		
tryside	e functio	on as	a habitat for		
	High				
	Mode	erate			
	Low				
on ar	nd make	e not	e of vulnerability		
ture		Go	ood		
overn	nature		ariable		
		Ро	or		
			bod		
		Vc Po	ariable		
			pod		
			Variable Poor		
deve	elopmer	nt res	spect local		
Exter	nt		High		
			Moderate		
			Low		
			I		



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Photograph locations/ direction







## **Bethersden Farmlands BF8: Goldwell Lane Farmsteads**

Settlement/ Edge conditions

FIELD STUDY SHEET 1

-				Surveyors: LE/ A
Study Sector:		Chilmington Green		1ap ref: TQ971416)
County Landscap Area:	e Character	Bethersden Farmlan	ds	
Historic Landscap	е Туре:	9.2 Scattered settler	nent with paddocks (1	810 extent)
Boundaries:		E16 to N & W, E13, E	17 & E31A to E, E31C &	E29 to S
SETTLEMENT & BUILT FEATURES	Insignificant	houses scattered th	nsters of farm buildings roughout farmland uestrian and canine b	
TOPOGRAPHY	Apparent	Landform Gentle slope rising t	o north west	
TREE COVER	Apparent		ith elm, sloe and young oung trees, mainly oak	
FORM & LAYOUT	Clustered			
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Pre – 20 <sup>th</sup> century		
<b>KEY FEATURES</b> – in settlement?	what way do the	following contribute	to the local distinctiver	ness of the
Building style	rag-stone frees Blue Barn Farm	Idings with brick, peg	gs	
Street Scene	Lane with nativ	ooundaries/ materials ve hedge, ditch and v long garden boundar encing		
Edge condition	New housing N/A			
Other features (include detractors)		utbuildings at Blue Bar fic along Ashford Roa		
	d Road a quiet p	quil/ safe/ pleasant/ leasant country lane	egible/ accessible? with random mix of me	morable

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

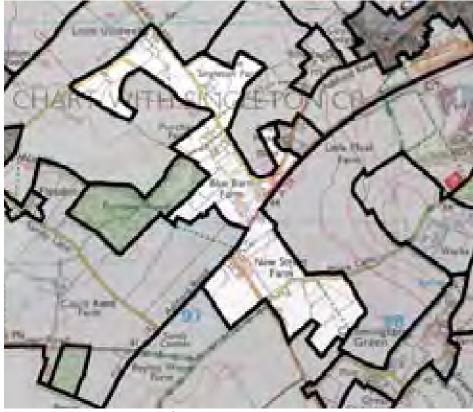
Reference: E15

-	escription of s	ettlement/ edge co	nditions and its s	iting within the wider
landscape:	nmant alana	oountry lang, all pr	o 20th contury D	aund a at
		country lane - all pre e mid 19 <sup>th</sup> century w		
		d hung peg tiles abo		
,		oofs. Some use of wh	0	
	•			
		ess the views, outloo ny detracting feature		duses and overall unity ficance
Detached buildin	gs and cluste	rs of buildings in gard	den setting with	Intact
mixed species ag	ricultural hedg	ges, with fields and s	mall woodlands	s Interrupted
adjoining.				Fragmented
Settlement integ	rity/ edge co	ndition – how well do	pes the settleme	nt hold together
Extent of settlement			High	
Not a nucleated s	settlement			
but typical of Wea	alden		Mod	erate
scattered homest	eads/			
farms			Low	
Intensity of built form	and trond			
N/A				
to change	-	- assess current cor	ndifion and mak	e note of vulnerability
Local vernacula		buildings probably tir	nher frames	Good
		nber or tile cladding		Variable Poor
		•		FOOI
Tree Cover	Claddir Age strue			Good
	Mature	oaks in hedgerows		Variable
				Poor
Field Boundaries	Survival	of historic field pattern an	d condition	Good
		Wealden lanes with		Variable
	species	s hedges and occas	ional	Poor
	hedge	row trees, some you	ng.	
Other features				Good
onier realities				Variable
				Poor
Impact of built d vernacular, char	•	- how well does mod nse of place	lern developme	nt respect local
<b>Type</b> N/A	Siting	Design	Extent	High
				Moderate
				Low

## **E15** Singleton



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FIELD STUDY SHEET 1

Settlement/ Edge condition	าร
Survey Date: 16/09/05	Referen

Reference: E17 Location: Little Moat Farm

Surveyors: LE/ AK

Study Sector:		Chilmington Green	(Map ref: TQ975414)		
County Landscape Area:	e Character	Bethersden Farmlands	Bethersden Farmlands		
Historic Landscape	е Туре:	9.6 Post 1810 settlement (gene	9.6 Post 1810 settlement (general)		
Boundaries:		E13 to N, E15 to S & W, E31A to	E		
SETTLEMENT & BUILT FEATURES	Apparent	Key visual elements Former farm overall with remain Old farmhouse and Kentish bo within large gardens and stabl Two bungalows.	arn conversion for dwellings		
TOPOGRAPHY	Apparent	Landform Gentle slope			
TREE COVER	Apparent	Key visual elements tall leylandi hedges to dwelling hawthorn/ sloe hedges	gs with small section of		
FORM & LAYOUT	Linear Clustered Sprawling	isolated			
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Conversions and 1950's bungc	alows		
<b>KEY FEATURES</b> – in settlement?	what way do the	following contribute to the locc	al distinctiveness of the		
Building style	building with b riche gates. Kentish barn co and black pair out buildings m	scale nversion has old timber frame rick infill and lavish nouveau onversion with peg tile roof nted shiplap timber walls. Other nodern, of timber. white rendered.			
Street Scene	Wide mown gr	boundaries/ materials assy verge with leylandi hedge hawthorn/ sloe hedge	Planting/ signage/ lighting 40 mile speed signs		
Edge condition	New housing N/A				
Other features (include detractors)	Noise from Ash	ford Road			
		quil/ safe/ pleasant/ legible/ aco nd leylandii hedge inappropriato			

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: E17

	Brief summary d	escr	iption of	settle	ment/ edge cond	itic		
	landscape:		· · · · · ·		, euge cond			
	Former farm grou				e old Ashford Road of. The Moat farm			
	with Kentish barn	con	version	adjac	ent to road – peg odern, of timber. Li	tile		
		əylar	ndii hed		d ostentatious stee			
			-		ne views, outlook, o etracting features o			
				-	ittle Moat Farm/bu			
	enclosed with ex							
		101131	ve gara	0113/31				
	Settlement integ	rity/	edge c	onditio	on – how well does	s tł		
	Extent of settlement			Rea	I difference betwe	ee		
	Settlement strado			mor	e open Moat Farn	n		
	old Ashford Road		-	and	l enclosed detach	e		
	Farm to the north			prop	perties.			
	Little Moat Farm of							
	post war bungalo							
	SW behind high h	-						
	beyond mown w	ide v	rge					
	to road.							
	Intensity of built form	and t	rend					
	Condition of her	itage	e feature	es – as	sess current condi	tio		
	to change							
	Local vernacula	r	Survivo	I of feat	tures and condition			
			Timbe	er fram	ne with brick infill, p	be		
			black	paint	ed ship lap			
	Tree Cover		Age structure					
			-					
	F'ald David and a		C		aria Calal nantharmanad a			
	Field Boundaries	5		Survival of historic field pattern and con Limited to isolated trees mixing				
			willows with exotic aliens e.g. et					
					-	εı		
				andii etc				
	Other features		1	lieval moat, not obvious fro				
1					S map, and seen	Int		
			gatev	way in	hedgeline.			
	Impact of built c	leve	opmen	l – hov	v well does moder	n		
	vernacular, cha	racte	er and s	ense c	of place			
	Туре	Siti	na		Design			
	post war detached		bon		hipped roofs	2		
	bungalows		velopmer	nt SW	reduce impact	ŀ		
	u u u							
			old Ashfor	d				
		of Ro		d				

### **E17** Little Moat Farm

ons c	and its si	ting v	within the wider		
ouse e roc e Mo	- brick c of with b oat Farm	and ti lack   1 surrc	old timber le - clustered painted shiplap ounded by features out of		
nd the	eir signif		and overall unity ce		
ngalo	WS		Intact Interrupted Fragmented		
he se	ettlemer	nt hol	d together		
en	High				
d	Mode	erate			
	Low				
on ar	id make	e note	e of vulnerability		
eg tile	es,	Va	<b>ood</b> ariable oor		
			ood ariable oor		
n <b>dition</b> oaks ucaly		Va	ood <b>ariable</b> oor		
om ro Iroug	-		ood ariable oor		
deve	elopmer	nt res	pect local		
<b>Exte</b> 2 hido	<b>nt</b> den behi	nd	High		
	nedges		Moderate		
			Low		



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Photograph locations/ direction













FIELD STUDY SHEET 1

#### Survey Date: 24.11.04 Reference: E27 Location: Purchase Wood Surveyors: AK/MG

Study Sector:		Chilmington Gre	Chilmington Green (Map			
County Landscape Area:	e Character	Bethersden Farm	Bethersden Farmlands			
Historic Landscap	е Туре:	4.9 pre 19th cent	4.9 pre 19 <sup>th</sup> century coppices			
Boundaries:			Surrounded by mixed farmland to N, W and S and by settlement with paddocks to E			
TOPOGRAPHY	Dominant Apparent Insignificant	<b>Landform</b> flat	Views out	(long/short/restricted)		
TREE COVER	<b>Dominant</b> Apparent Insignificant	Key visual elements Woodland		nin (filtered/framed/open/restricted) ed, open and linear along rides		
ENCLOSURE PATTERN	Dominant Apparent Insignificant <b>Unenclosed</b>	Key visual elements	Pattern an	nd scale		
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements	Pattern			
LANDUSE KEY CHARACTERIS	Dominant Apparent Insignificant TICS – in what v	Key visual elements coppice vay do the following	Seasonal contribute t	variation to local distinctiveness?		
Natural features	Rivers/ knolls/ p			Species associations Juncus		
Landuse/farm	Wet grassland	J		Other		
type	woodland					
Woodlands	Coppice/planta Coppice	tion		Species Hornbeam, oak standards, some birch and hazel		
Tree cover	Groups/linear/h	edgerow/scattered/shelte	erbelt	Species		
Field boundaries	Hedges/ditches	/stock fence/electric		Species		
Highways and footpaths	Major road/railw access Footpaths cri	<b>ray/local road/footpath/r</b> ss-cross	io public	Other features (such as tree-lined lanes)		
Built features	Villages/settlem	ents/farms/churches/oas	s	Urban edge/pylons/masts/new housing		
Other features (such as moats)						

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: E27 ctd.

Brief summary d	Brief summary description:					
Medium sized intact woodland of hornbeam and hazel coppice with oak standards. Open rides in places and criss-crossed by footpaths. Strong feature in surrounding flat farmland.						
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance						
					<b>Intact</b> Interrupted Fragmented	
Ecological integ	<b>jrity –</b> how we	ell does this area of co	ountryside funct	ion as	a habitat for	
Extent of semi-natur patches 100%	al habitat and	Ecological corridors and networks		lerate		
Intensity of land use Low		nd 1 <b>s</b> – assess current con	dition and mak	e note	e of vulnerability	
to change						
Tree Cover	Age str Matu				<b>od</b> riable or	
Field Boundaries	s Surviva	l of historic field pattern and	d condifion		ood riable or	
Other features				Va Po		
Impact of built of vernacular, cha		– how well does mod ense of place	lern developme	ent res	pect local	
Туре	Siting	Design	Extent		High	
					Moderate	
					Low	

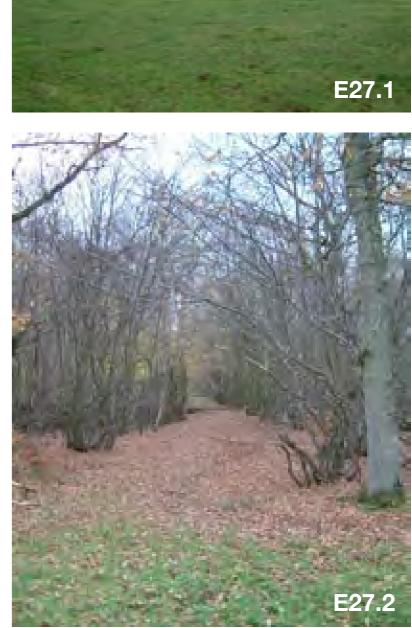
### **E27** Purchase Wood



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Photograph locations/ direction





### ASHFORD LANDSCAPE CHARACTER ASSESSMENT Settlement/ Edge conditions

FIELD STUDY SHEET 1

### Survey Date: 27/09/05 Reference: E38 Location: Chilmington Green Farm Surveyors: LE/ AK

Study Sector:		Chilmington Green	(Map ref: TQ982404		
County Landscap Area:	e Character	Upper Stour Valley			
Historic Landscap	е Туре:	9.2 Scattered settlement with	paddocks (1810 extent)		
Boundaries:		E31A to N, E31B, E39 & E33 to E	, E31C to S & W		
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Linear settlement of farms descending Wood to Magpiehall Lane. Older build manner, some ragstone used, large gi to Chilmington green farm. Great Chi of Wealden dwellings plus a round oa grainstore about 2 storeys high of unc	dings brick with pegtiles in traditional rey profiles aspestos concrete barns Imington has a maot and a collectic st (1830-90). Also galvanised steel		
TOPOGRAPHY	Dominant <b>Apparent</b> Insignificant	Landform Falling from north east to south ground. Levelling our in SW.	n west steeply on higher		
TREE COVER	Dominant Apparent Insignificant	Key visual elements Poplar shelterbelt to north wes – mature and some willows	t side, hedgerow oaks		
FORM & LAYOUT	Linear <b>Clustered</b> Sprawling	A series of farm clusters in a lin – reads as a series of closely sp			
AGE & CONDITION	<b>Pre-war</b> Post-war 1960-70's 1980-1990's Recent	Key buildings all pre 20 <sup>th</sup> cent, 20th cent large farm sheds an			
<b>KEY FEATURES</b> – in settlement?	what way do the	following contribute to the loco	al distinctiveness of the		
Building style	Roof & materials/ Brick, hung tile	scale , peg tile, ragstone			
<b>Street Scene</b> (Lane)		<b>boundaries/ materials</b> erges, some mown	Planting/ signage/ lighting N/A		
Edge condition	New housing N/A				
Other features (include detractors)		eeping into mix thorn hedging around gs – unnecessary choice of species that late			
PERCEPTION of the	<b>place</b> – is it tran	quil/ safe/ pleasant/ legible/ ac	cessible?		
Tranquil, rural, sou Colemans Kitcher		ninery, birds, crickets and distant	fait sound of cars on the A28		

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### Reference:

	scription of	f settlement/ edge cond	litions and i	ts sitina	within the wider		
landscape:		i tememeni/ euge cond					
Located on a gre		oll in the low weald, a log and west towards the old					
the Bethersden wooded farmlands. Discrete groups of farm buildings and older manor, grange, cottages etc with pastureland paddocks, some with sheep within a wider							
		w lanes with wide verge	es and ditch	nes and	well maintained		
mixed spp. Hedge	rows, some	e quite high.					
	•	ssess the views, outlook, any detracting features					
Views to farmland	and to eas	st the southward extens	ion of Ashfo	rd at	Intact		
the edge of the lo	irge prairie	field to the east.			Interrupted Fragmented		
Settlement integr	ity/ edge c	ondition – how well doe	es the settler	ment ho	ld together		
Extent of settlement		A series of farms encl		gh			
		by hedges in well he					
		lanes absorbing the	M	oderate			
		buildings					
Intensity of built form of	and trand		Lc	W			
Farm groups							
Condition of heri to change	age feature	<b>es</b> – assess current cond	lition and m	ake not	e of vulnerability		
Local vernacular		al of features and condition			bod		
		brick, tile, pegtile roofs,	some		ariable		
	ragst				or		
		one		Pc	001		
Tree Cover	Age st	ructure			bol		
Tree Cover	Age st older h	<b>ructure</b> nedgerow oaks, younger willo		G			
Tree Cover	Age st older h	ructure		Go	bod		
Tree Cover Field Boundaries	Age st older h around	<b>ructure</b> nedgerow oaks, younger willo	nelterbelts	Go Va Pc	ood ariable		
	Age st older h around Surviva	<b>ructure</b> nedgerow oaks, younger willo d Gt Chilington, and poplar sh	condition	Ga Va Po Ga	ood <b>ariable</b> oor		
	Age st older h around Survive Mixed highe	ructure nedgerow oaks, younger willo d Gt Chilington, and poplar sh al of historic field pattern and d spp hedges well main er in paddocks. Spp inc.	condition tained, som thorns, rose	Ga Va Po Ga He Va	ood ariable oor ood		
	Age st older h around Surviva Mixed highe field n	ructure nedgerow oaks, younger willo d Gt Chilington, and poplar sh al of historic field pattern and d spp hedges well main er in paddocks. Spp inc. maple, elm, dog wood,	condition tained, som thorns, rose	Ga Va Po Ga He Va	ood ariable oor ood ariable		
	Age st older h around Surviva Mixed highe field n	ructure nedgerow oaks, younger willo d Gt Chilington, and poplar sh al of historic field pattern and d spp hedges well main er in paddocks. Spp inc.	condition tained, som thorns, rose	Ga Va Po Ga He Va	ood ariable oor ood ariable		
Field Boundaries	Age st older h around Surviva Mixed highe field n hazel	ructure nedgerow oaks, younger willa d Gt Chilington, and poplar st al of historic field pattern and d spp hedges well main er in paddocks. Spp inc. maple, elm, dog wood, I, goat willow, bullace.	condition tained, som thorns, rose clematis,	Ga Pc Pc e vc Pc	bod ariable bor bod ariable bor		
	Age st older h around Survive Mixed highe field h hazel Moat	ructure hedgerow oaks, younger willa d Gt Chilington, and poplar st al of historic field pattern and d spp hedges well main er in paddocks. Spp inc. maple, elm, dog wood, I, goat willow, bullace. t – not visible from public	condition tained, som thorns, rose clematis,	Ga Po Po Po Po Po Po Po Ga	ood ariable oor ood ariable		
Field Boundaries	Age st older h around Survive Mixed highe field n hazel Moat way.	ructure nedgerow oaks, younger willa d Gt Chilington, and poplar st al of historic field pattern and d spp hedges well main er in paddocks. Spp inc. maple, elm, dog wood, I, goat willow, bullace.	condition tained, som thorns, rose clematis, crights of ting lane to	Ga Pc Pc Pc Pc Pc Ga Pc Pc	bod ariable bor bor ariable bor		
Field Boundaries Other features	Age st older h around Survive Mixed highe field n hazel Moat way. Chilm	ructure hedgerow oaks, younger willa d Gt Chilington, and poplar st al of historic field pattern and d spp hedges well main er in paddocks. Spp inc. maple, elm, dog wood, l, goat willow, bullace. t – not visible from public Fine beech hedge from hinton green Farm house	condition tained, som thorns, rose clematis, crights of ting lane to e	Ga Pc Pc Pc Pc Pc Ga Pc Pc	ood ariable oor ariable oor ood ariable oor		
Field Boundaries Other features	Age st older h around Survive Mixed highe field n hazel Moat way. Chilm	ructure hedgerow oaks, younger willa d Gt Chilington, and poplar st al of historic field pattern and d spp hedges well main er in paddocks. Spp inc. maple, elm, dog wood, I, goat willow, bullace. t – not visible from public Fine beech hedge fron hinton green Farm house t – how well does mode	condition tained, som thorns, rose clematis, crights of ting lane to e	Ga Pc Pc Pc Pc Pc Ga Pc Pc	ood ariable oor ood ariable oor		
Field Boundaries Other features Impact of built de	Age st older h around Survive Mixed highe field n hazel Moat way. Chilm	ructure hedgerow oaks, younger willa d Gt Chilington, and poplar st al of historic field pattern and d spp hedges well main er in paddocks. Spp inc. maple, elm, dog wood, I, goat willow, bullace. t – not visible from public Fine beech hedge fron hinton green Farm house t – how well does mode	condition tained, som thorns, rose clematis, crights of ting lane to e	Ga Pc Pc Pc Pc Pc Ga Pc Pc	ood ariable oor ood ariable oor		
Field Boundaries Other features Impact of built devernacular, char N/A	Age st older h around Survive Mixed highe field n hazel Moat way. Chilm	ructure hedgerow oaks, younger willa d Gt Chilington, and poplar st al of historic field pattern and d spp hedges well main er in paddocks. Spp inc. maple, elm, dog wood, I, goat willow, bullace. t – not visible from public Fine beech hedge fron hinton green Farm house t – how well does mode	condition tained, som thorns, rose clematis, crights of ting lane to e	Ga Pc Pc Pc Pc Pc Ga Pc Pc	ood ariable oor ood ariable oor		
Field Boundaries Other features Impact of built devernacular, char	Age st older h around Survive Mixed highe field n hazel Moat way. Chilm evelopmen acter and s	ructure hedgerow oaks, younger willo d Gt Chilington, and poplar st al of historic field pattern and d spp hedges well main er in paddocks. Spp inc. maple, elm, dog wood, I, goat willow, bullace. t – not visible from public Fine beech hedge fron hinton green Farm house t – how well does mode sense of place	condition tained, som thorns, rose clematis, crights of ting lane to e	Ga Pc Pc Pc Pc Pc Ga Pc Pc	bod ariable bor bor bod ariable bor spect local		
Field Boundaries Other features Impact of built devernacular, char N/A	Age st older h around Survive Mixed highe field n hazel Moat way. Chilm evelopmen acter and s	ructure hedgerow oaks, younger willo d Gt Chilington, and poplar st al of historic field pattern and d spp hedges well main er in paddocks. Spp inc. maple, elm, dog wood, I, goat willow, bullace. t – not visible from public Fine beech hedge fron hinton green Farm house t – how well does mode sense of place	condition tained, som thorns, rose clematis, crights of ting lane to e	Ga Pc Pc Pc Pc Pc Ga Pc Pc	ood ariable oor ood ariable oor ood ariable oor		

## **E38** Chilmington Green Farm



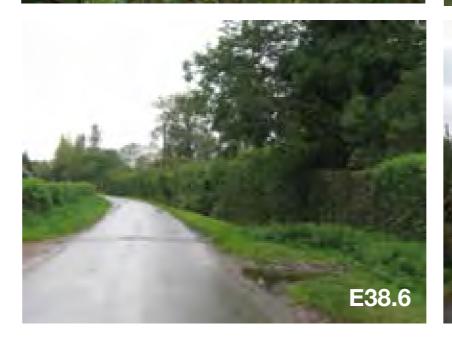
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Photograph locations/ direction

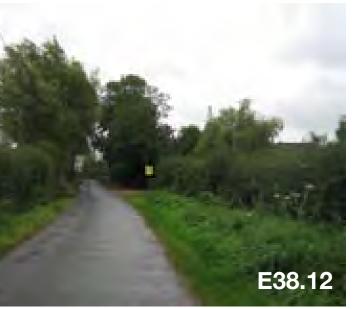












### ASHFORD LANDSCAPE CHARACTER ASSESSMENT Settlement/ Edge conditions

1ENT FIELD STUDY SHEET 1

Survey Date: 27/09/05 Reference: E39 Location: Chilmington Green Fm/Gt Chilmington Surveyors: LE/ AK

Study Sector:		Chilmington Green	(Map ref: TQ983403)		
County Landscap	e Character	Bethersden Farmlands			
Historic Landscap	е Туре:	9.2 Scattered settlement with	paddocks (1810 extent)		
Boundaries:		E38 to W, E33 to E			
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements large barns in corrugated steel and clustered around in block and brick	aspestos cement with smaller outbuilds		
TOPOGRAPHY	<b>Dominant</b> Apparent Insignificant	Landform Greensand knoll rising to Colemans H field to east long views	Kichen Wood, expanse lowlying prairie		
TREE COVER	Dominant Apparent Insignificant	Key visual elements no tree cover, but nearby Coleman' against which the farm nestles	s Kitchen Wood forms a backdrop		
FORM & LAYOUT	Linear <b>Clustered</b> Sprawling				
AGE & CONDITION	Pre-war <b>Post-war</b> 1960-70's 1980-1990's Recent	Larger buildings mostly post v buildings later Victorian/Edwa			
<b>KEY FEATURES</b> – in settlement?	what way do the	following contribute to the loc	al distinctiveness of the		
Building style	<b>Roof &amp; materials</b> /s Large Barn roo				
Street Scene	Frontage/ verge/ l	ooundaries/ materials	Planting/ signage/ lighting		
	N/A		N/A		
Edge condition	New housing				
Other features (include detractors)	-	be considered a detractor by some, rural scene			
PERCEPTION of the	<b>place</b> – is it tran	quil/ safe/ pleasant/ legible/ ad	ccessible?		
Trans an il a carlina a f		r tending/cleaning newly born	o olf		

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference:

-	escr	iption of settl	ement/ edge condi	ti		
landscape:						
			outh to the old saxo			
			h encroaching sout			
character with backdrop of Colman's Kitchen Wood.						
borders, few trees	s. Thi	s farm cluste	r effectively part of	tł		
Green Farm hous	e on	opposite sid	e of the lane.			
		•	the views, outlook, a			
of the settlemen	t an	d note any d	letracting features o	Jr		
Dural cotting with	dain	, and arable	land surrounding			
Rurai sening with	aair	y and arable	land surrounding			
Settlement integ	rity/	edge condit	ion – how well does	1		
Extent of settlement						
Extent of semement		ais	crete			
Intensity of built form	and t	rend				
Farm yard/grou	р					
	itage	e teatures – a	issess current condit	10		
to change						
Local vernacula	r	Survival of fe	atures and condition			
		Mostly nev	ver barns some olde	Эr		
		milking she	eds			
Tree Cover		Age structure	)			
		-				
Field Boundaries	5	Survival of his	storic field pattern and c	0		
		Well maintained mixed thorn h				
		Hawthorn,	blackthorn, dogwo	$\mathbf{x}$		
Other features				_		
Impact of built o	امرما	<b>lonment</b> – ho	w well does moder	n		
vernacular, cha						
				_		
<b>Type</b> New residential	Siti	<b>ng</b> Ijacent sites	21 <sup>st</sup> cent suburban			
	Ad					

### **E39** Chilmington Green Farm / Great Chilmington

ions c	and its si	ting v	vithin the w	ider
nern e ane v	edge of with wid	Ashfo le ver	inds, the lai ord. Open ges and he Chilmingto	edges
	ent land eir signifi		and overal ce	l unity
			<b>Intact</b> Interrupte Fragmen	
the se	ettlemer	nt hol	d together	
	High			
	Mode	erate		
	Low			
	nd make < built	Gc Va <b>Po</b>		ıbility
			ood riable <b>or</b>	
ndition edge od, el	s inc	Va Po	-	
		Va Po	-	
deve	elopmer	nt res	pect local	
<b>Exter</b> Distar	<b>nt</b> nt views		High	
			Moderat Low	e



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## **Bethersden Farmlands BF9: Great Chart Farmlands**

FIELD STUDY SHEET 1

### Survey Date: 25.11.04 Reference: E5 Location: Ninn Lodge Fm Surveyors: AK/MG

Study Sector:		Chilmington Gree	Chilmington Green			
County Landscap	e Character	Bethersden Farm	Bethersden Farmlands			
Historic Landscap	е Туре:	1.10 Medium reg	1.10 Medium regular with straight boundaries			
Boundaries:		Great Chart villag	Great Chart village to S, E2 arable to NE, E12 arable to west			
TOPOGRAPHY	Dominant Apparent Insignificant	Landform gently sloping		long/short/restricted) to S and N, long distance E to		
TREE COVER	Dominant Apparent Insignificant	Key visual elements oaks in hedges	Views wiłhi Open	<b>n</b> (filtered/framed/open/restricted)		
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	<b>Key visual elements</b> Hedgerows	Pattern and Medium,			
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Farm and isolated house	Pattern	'attern		
LANDUSE	Dominant Apparent Insignificant	<b>Key visual elements</b> Arable, pasture				
KEY CHARACTERIS	TICS – in what v	way do the following	contribute to	o local distinctiveness?		
Natural features	Rivers/ knolls/ po	onds		Species associations		
Landuse/farm type	Primary Arable			Other pasture		
Woodlands	Coppice/planta	tion		Species		
Tree cover	Hedgerow tre		rbelt	Species Oak, ash		
Field boundaries	Hedge, stock			Species Hawthorn, ash, blackthorn		
Highways and footpaths	Major road/railw access Ninn Lane to	ray/local road/footpath/no E	o public	Other features (such as tree-lined lanes)		
Built features	Villages/settlem Farm and iso	ents/farms/churches/oasts lated house	;	Urban edge/pylons/masts/new housing		
Other features (such as moats)				1		

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### Reference: E5 ctd.

Brief summary de	scrip	otion:					
Small parcel gently rising to W giving easterly aspect to two arable fields and smaller grazing paddock. Continu scattered oaks and linear group of ash to west. Ninn Lo isolated cottage to east.							
Visual context and unity – assess the views, outlook, ad of the landscape and note any detracting features an							
Telegraph poles,	some	e Leylar	ndii he	dges			
Ecological integ wildlife?	rity -	- how w	ell doe	es this area of co	untr		
Extent of semi-natur patches	al hat	oitat and	Ecolo netw	ogical corridors and orks			
			Hedę	gerows			
Intensity of land use High - moderate		habitat tre	nd				
Condition of her to change	itage	e featur	es – as	sess current conc	ditio		
Tree Cover		Age st Matu	r <b>ucture</b> re				
Field Boundaries		Survival of historic field pattern and cor Intact			con		
Other features							
Impact of built of vernacular, cha				v well does mode of place	ern (		
Туре	Siti	ing		Design			
Buildings at Ninn Lodge Farm							

### E5 Ninn Lodge Farm

fringe of Ashford. Comprises uous hedges to the exterior with odge Farm to north and small						
	ent land eir signit		and overall unity ce			
Intact Interrupted Fragmented ryside function as a habitat for						
	High					
	Mode	erate	- low			
	Low					
on an		<b>Go</b> Va Poo	e of vulnerability od riable or od			
		Variable Poor				
Good Variab Poor			riable			
development respect local						
Exter	nt	High				
			Moderate			
			Low			



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Photograph locations/ direction







FIELD STUDY SHEET 1

#### Survey Date: 25.11.04 Reference: E12 Location: N of Court Lodge Surveyors: AK/MG

Study Sector:		Chilmington Gree	Chilmington Green (Map ref: TQ			
County Landscar Area:	pe Character	Bethersden Farmlo	ands			
Historic Landsca	ре Туре:	1.13 Prairie fields				
Boundaries:		E7 & E9 over railwo & E16 arable to W	ay to N; E5	and Great Chart to E and S; E1		
		Landform rises to knoll in west		t (long/short/restricted) mic from knoll		
		Key visual elements woodland		hin (filtered/framed/open/restricted) restricted in places by landform		
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow				
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements Recycling depot to north	Pattern			
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable, grazing pasture	Seasonal variation			
KEY CHARACTERI	<b>STICS</b> – in what v	way do the following c	ontribute	to local distinctiveness?		
Natural features	Rivers/ knolls/ p Knoll	onds		Species associations		
Landuse/farm type	Primary arable			Other Sheep grazing		
Woodlands	Coppice/planta Small woodla			<b>Species</b> Ash, oak		
Tree cover	-	edgerow/scattered/shelterb ome individual poplars		Species Oak		
Field boundaries	Hedges/ditches Hedges, stoc	s <b>/stock fence/electric</b> sk fencing		<b>Species</b> Field maple, hawthorn, blackthorn		
Highways and footpaths	access	way/local road/footpath/no nd railway to N, footpa	-	Other features (such as tree-lined lanes)		
Built features	Villages/settlem	ents/farms/churches/oasts		Urban edge/pylons/masts/new housing		
Other features (such as moats)						

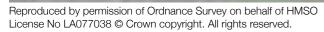
### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

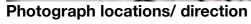
Reference: E12 ctd.

Brief summary d	escri	iption:				
paddock. Land r Recycling depot hedgerow and ro	ises s to no aiway	steeply torth. No y. Pano	to kno orthern ramic		ise:	
				ne views, outlook,		
of the landscap	e an	d note o	any de	etracting features	an	
Recycling depot Railway to north						
Ecological integ wildlife?	rity -	- how w	ell doe	es this area of cou	ntr	
Extent of semi-natura	habi	tat and		ogical corridors and		
patches small woodlands			netw			
			нес	lgerows		
Intensity of land use High	and I	nabitat tre	nd			
Condition of her	itage	e feature	es – as	sess current condi	tio	
to change	-					
Tree Cover		Age st				
		matu	re			
Field Boundaries	5	1		oric field pattern and c	one	
		Some loss of hedgerows				
Other features						
			hav			
vernacular, cha				v well does moder of place	nc	
Туре	Siti	ng		Design		
Deeveline	14/	-		-		
Recycling depot	~~~	ell scree	nea			
depoi						

## E12 North of Court Lodge

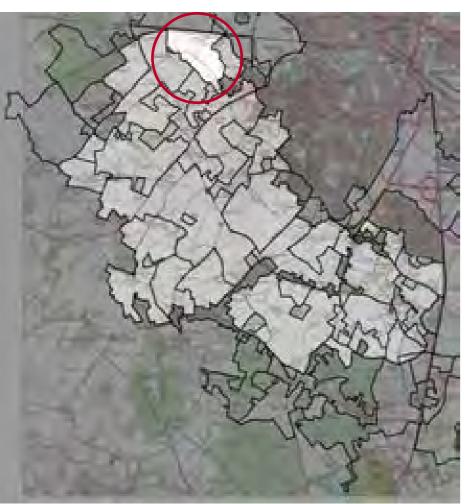
able and a small sheep grazed ed small woodland clumps. es Ninn Lane with trimmed					
	ent land eir signif		and overall unity ce		
			Intact Interrupted Fragmented		
ryside	e functio	on as	a habitat for		
	High				
	Mode	erate			
	Low +				
on ar	nd make	e note	e of vulnerability		
			od		
		Po	riable or		
ndition	1		od		
		<b>Va</b> Poo	r <b>iable</b> or		
			od		
	Variable Poor				
development respect local					
Extent High					
			Moderate		
			Low +		

















Survey Date: 25.11.04 Reference: E13 Location: W of Great Chart

### FIELD STUDY SHEET 1

Surveyors: AK/MG

Other features	* mages/ semen			housing		
Highways and footpaths Built features	access A28 to S, Ash	vay/local road/footpath/no ford Rd, footpaths ients/farms/churches/oasts	public	Other features (such as tree-lined lanes) Urban edge/pylons/masts/new		
Field boundaries	Hedges (thic	s/ <b>stock fence/electric</b> k along A28), stock fen	Species Oak, field maple, hawthorn, dog rose			
Tree cover	linear along		elf	Species Oak, field maple		
Woodlands	Coppice/planto	g in E section		Species		
Landuse/farm type	Primary Arable and p	paddocks to west	locks to west Open space an to east			
Natural features	Rivers/ knolls/ p	onds		Species associations		
KEY CHARACTERI	STICS – in what y	l way do the following c	ontribute to	o local distinctiveness?		
LANDUSE	Dominant Apparent Insignificant	Key visual elements Open space, arable, pasture	) pen space, arable,			
	Apparent Insignificant <b>Unsettled</b>					
SETTLEMENT &	Dominant	Key visual elements	Pattern			
PATTERN	Apparent Insignificant Unenclosed	Hedgerow	Variable			
ENCLOSURE	Dominant	Key visual elements	Pattern and	d scale		
	Apparent Insignificant		Open			
TREE COVER	Insignificant Dominant	Key visual elements	Views withi	<b>n</b> (filtered/framed/open/restricted)		
ICI CGRAIIII	Apparent	sloping to E and S		vs E to Ashford, and S		
TOPOGRAPHY	Dominant	farmland of E12 ar	farmland of E12 and E16 to N dform Views out (long/short/restricted)			
Boundaries:				armsteads to W; arable		
Historic Landscap	е Туре:	1.10 Medium regul	ar with stra	ight boundaries		
County Landscap Area:	e Character	Bethersden Farmlo	inds			
			Chilmington Green (N			

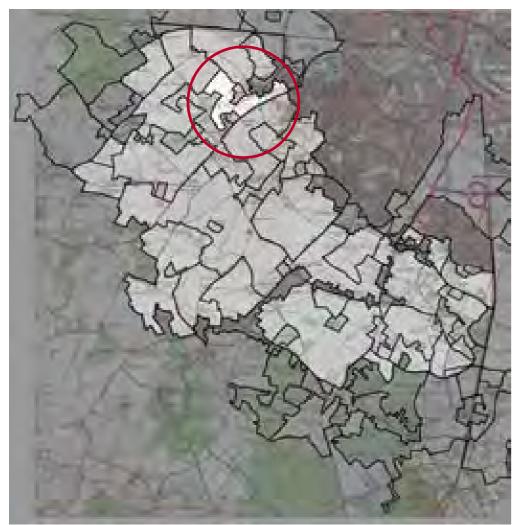
### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### Reference: E13 ctd.

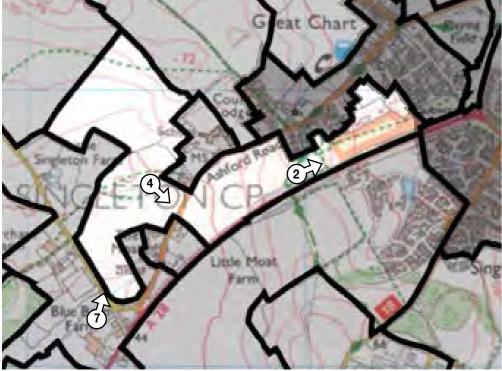
Brief summary de	escription:				
grazing and horse rough grassland a	paddocks. nd playgro	of undulating mixed Varied eastern sectio und with direct views oded. Hedge-lined A	on coi to Ash		
of the landscape	and note o	sess the views, outloo any detracting feature			
A28. Varied land u					
Ecological integri wildlife?	<b>ity –</b> how w	ell does this area of co	ountry		
Extent of semi-natural l	habitat and	Ecological corridors and			
patches		networks			
New woodland pl	anting	Hedgerows, woode along A28	ed strip		
		-			
Intensity of land use of moderate	and habitat tre	nd			
Condition of herit to change	age feature	es – assess current cor	ditior		
Tree Cover	Age st	ructure			
	recer	nt planting, mature els	ewhe		
Field Boundaries	Survivo	Il of historic field pattern an	d cond		
	Some	Some gappy hedgerows, some			
		cement by fencing			
Other features					
Impact of built de vernacular, char		t – how well does mod ense of place	lern d		
-					
Туре	Siting	Design			

### **E13** West of Great Chart

ontai shfor rd Rc	ns a strip d and G ad bise	o of r Great cts p				
	ent land eir signif					
	Intact Interrupted Fragmented					
ryside	e functio	on as	a habitat for			
	High					
rip	Mode	erate	-			
	Low					
on ar	nd make	e note	e of vulnerability			
nere		<b>Good</b> Variable Poor				
ndition ?	I	Good <b>Variable</b> Poor				
			ood riable or			
development respect local						
Exter	nt		High			
			Moderate			
			Low			



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Photograph locations/ direction











### FIELD STUDY SHEET 1

#### Survey Date: 24.11.04 Reference: E31A Location: Singleton-Mock Lane Surveyors: AK/MG

Study Sector:		Chilmington Greer	Chilmington Green			
County Landscape Area:	e Character	Bethersden farmla	nds			
Historic Landscap	е Туре:	1.13 Prairie fields				
Boundaries:			A28 Ashford Rd to W, Singleton new urban fringe to NE, former landfill and gravel works to E, Chilmington Green to south			
TOPOGRAPHY	Dominant	Landform	Views out	(long/short/restricted)		
	Apparent Insignificant	rises north and south	long dist	ance N, W and S		
TREE COVER	Dominant Apparent Insignificant	Key visual elements Woodland blocks to NE, hedgerow trees		in (filtered/framed/open/restricted) S and W, filtered to NE adjacent nousing		
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Limited hedgerows	· · ·	<b>d scale</b> nd open to south and west, lost to NE due to new housing		
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elementsPatternNew housing estateConcentrated to fringe of Singletonto NE				
LANDUSE	<b>Dominant</b> Apparent Insignificant	Key visual elements Arable and housing	variation			
KEY CHARACTERIS	<b>TICS</b> – in what v	way do the following co	ontribute to	o local distinctiveness?		
Natural features	<b>Rivers/ knolls/ p</b> Topography	onds		Species associations		
Landuse/farm type	Primary Arable			Other New housing		
Woodlands	Coppice/planta Woodland bl planting adjo	ocks 20-30 years old, re	ecent	<b>Species</b> Field maple, birch, oak		
Tree cover	-	edgerow/scattered/shelterb aks on field boundaries	Species Oak			
Field boundaries		/ <b>stock fence/electric</b> rows, well managed	Species blackthorn, hawthorn, rose			
Highways and footpaths	access	vay/local road/footpath/no p N, Mock Lane to S	Other features (such as tree-lined lanes) Mock lane – narrow, hedged			
Built features	Villages/settlem New housing	ents/farms/churches/oasts	Urban edge/pylons/masts/new housing Urban edge, A28			
Other features (such as moats)	Fine views to	church at Great Chart	to north o	- C		

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: E31A ctd.

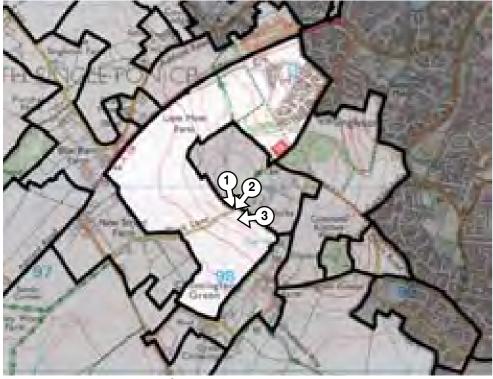
Interrupted by new	housing at frings	athony is a interat
Intertubled by new	nousina ai innae.	omerwise infoct.

Brief summary d	escriptio	n:						
northern section v new housing esta NE to Great Char	with nort te partic t. Southe	herly aspe Illy screer ern sectio	arcel bounded by ect and long distar ned to east by sma on with south weste andscape charact	nce vie II wood erly aspe	ws encr lland blo ect com	oacl ocks. nprisii	ned upon by Pleasant views ng large arable	
			he views, outlook, o etracting features					
Interrupted by ne	w housir	ig at fring	e, otherwise intact	ŀ.			Intact Interrupted Fragmented	
Ecological integ wildlife?	rity – hov	v well do	es this area of cou	ntryside	e functio	on as	a habitat for	
Extent of semi-nature patches	al habitat c		ogical corridors and vorks		High			
Woodland block			Some continuous hedgerows			Moderate		
Intensity of land use high Condition of her to change Tree Cover	itage fec		ssess current condi	tion an	d make		e of vulnerability	
	W	oodland	odland block 20-30 years old, new hting adjacent to E37			Variable Poor		
Field Boundaries	G	ood hedg herwise g	al of historic field pattern and condition d hedgerow along Mock Lane, wise generally cleared; pattern lost due to new housing			Good Variable <b>Poor</b>		
Other features Mock			Lane – sunken in places			<b>Good</b> Variable Poor		
Impact of built d vernacular, cha			w well does moder of place	n deve	lopmen	t res	pect local	
Type Siting			Design	Extent			High	
New housing	Fringe Singlet		Large, varied. Screened well by woodland to east, but exposed to west	Com	pact		Moderate Low	

### **E31A** Singleton - Mock Lane



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Photograph locations/ direction













## FIELD STUDY SHEET 1

## Survey Date: 24.11.04 Reference: E31B Location: W of Cuckoo Lane Surveyors: AK/MGASHFOR

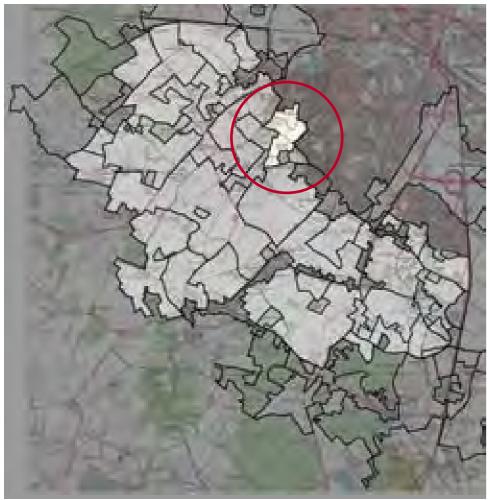
Study Sector:		Chilmington Gree	Chilmington Green (Map ref: TQ9874				
County Landscap Area:	e Character	Bethersden farmlo	Bethersden farmlands				
Historic Landscap	е Туре:	1.13 Prairie fields					
Boundaries:				nd E, Coleman's Kitchen wood Chilmington Green, E37 and			
TOPOGRAPHY	Dominant Apparent Insignificant	sloping long		<b>Tiews out</b> (long/short/restricted) ong distance NE across Ashford, and open countryside to S			
TREE COVER	Dominant Apparent Insignificant	Key visual elementsViews withiWoodland and new planting to north, boundary with Coleman's Kitchen wood to SFramed		in (filtered/framed/open/restricted)			
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	<b>Key visual elements</b> Chart Road, woodlands	<b>d scale</b> arge scale to south, medium ss of HLT to north				
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements     Pattern       Singleton new     development to       northern fringe     development to					
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable and rough grazing	Seasonal v	<i>r</i> ariation			
KEY CHARACTERIS	TICS – in what v	vay do the following c	ontribute t	o local distinctiveness?			
Natural features	Rivers/ knolls/ p Rising landfo			Species associations			
Landuse/farm type	Primary Arable			Other Rough grazing			
Woodlands	Coppice/planta New woodla	nds to N		Species Silver birch, oak, native species			
Tree cover	Chart Road h	edgerow/scattered/shelterb nedgerow trees	pelt	Species oak			
Field boundaries	Fencing and	/stock fence/electric remnant hedges		Species Ash, rose, old man's beard			
Highways and footpaths	Major road/railw access Chart Road,	<b>ray/local road/footpath/no</b> footpaths	public	Other features (such as tree-lined lanes) Tree-lined Chart Rd			
Built features	Villages/settlem	ents/farms/churches/oasts		Urban edge/pylons/masts/new housing Urban edge of Singleton, pyons			
Other features (such as moats)							

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

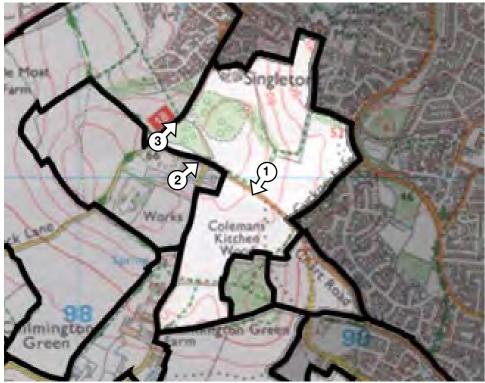
### Reference: E31B ctd.

Brief summary de	escription:					
section comprise extensive long vie loss, but in keepir of Chart Road se	s open arabl ews of open ng with histori es a distinct o	istinct sections divided e and boundary with C farmland to south fram ic landscape characte change in character to nity use. Detracting vie	Coleman's Kitcl ed by woodlar r type. Northe prough grazing	hen wood with nds. Some hedgerow rn section to N g and new mixed		
		sess the views, outlook, any detracting features				
Loss of historic ch	aracter to N,	, interrupted by urban f	ringe	Intact Interrupted Fragmented		
Ecological integ wildlife?	<b>rity –</b> how we	ell does this area of cou	intryside functi	ion as a habitat for		
Extent of semi-natur patches	al habitat and	Ecological corridors and networks	High			
Woodlands, rece	· •	Trees along lane	Mode	erate		
and rough grazin	g		Low	.OW		
Variable Condition of her to change Tree Cover	Age str matur	re oak and ash along C	Chart	<b>Good</b> Variable		
	wood	cent planting and c. 1. land	byis old	Poor		
Field Boundaries	-	I of historic field pattern and remnant hedgerows to		Good Variable <b>Poor</b>		
Other features	Other features Chart Rd – well treed			Good Variable Poor		
Impact of built of vernacular, cha		r – how well does mode ense of place	rn developme	nt respect local		
Туре	Siting	Design	Extent	High		
New housing	Fringe of Singleton	On boundary of parcel but impacting		Moderate Low		
		strongly to N				

## **E31B** West of Cuckoo Lane



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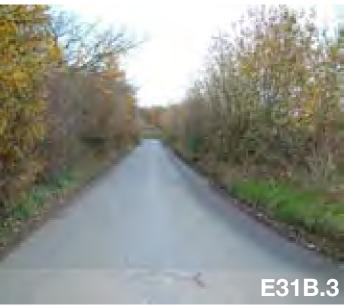
Photograph locations/ direction











## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

## FIELD STUDY SHEET 1

## Date: 27/10/04

## Location: E35 Chartfields

Map reference: TQ988406

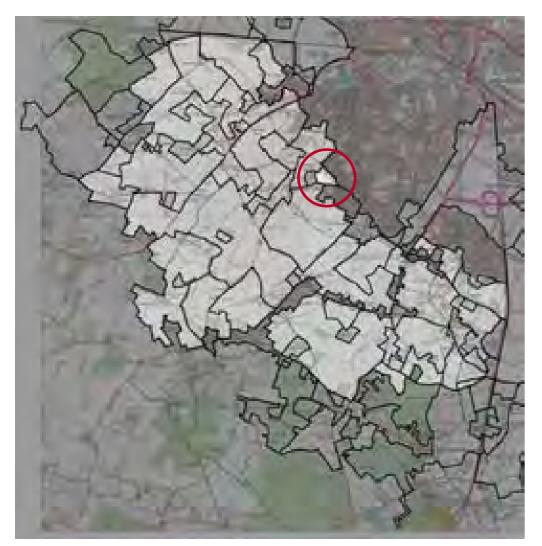
HLI: 1.15 Small re	ersden Farmlanc octilinear with wo				
Aesthetics – who	it is your overall	impression of this area	2		
TOPOGRAPHY	Dominant	Landform	Views Out		
	Apparent Insignificant	Rising towards Coleman's Kitchen wood	West to w	vood, east to new estate, new build and farmland of E33, I to north	
TREE COVER	Dominant Apparent Insignificant	Key visual elements Housing! New construction.	Views within Open	n	
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Boundary hedge to north, wood to west	Pattern		
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Half parcel is new construction / half is neglected pasture	Seasonal variation		
Key characterist	i <b>cs</b> – in what wo	ly do the following con	l tribute to lo	cal distinctiveness?	
Natural features	Rank vegeto	ation of neglected pas	ure	Species associations Tall herb vegetation –grasses, ruderals, teasel.	
	Primary		Other		
Farm type					
	Heritage featur	es		Species	
Woodlands				Species Species	
Woodlands	Heritage featur Heritage featur Heritage featur	es			
Woodlands Hedgerow trees Other trees	Heritage featur Heritage featur Heritage featur	es regeneration		Species Species	
Woodlands Hedgerow trees Other trees Field Boundaries	Heritage featur Heritage featur Heritage featur Some scrub Heritage featur	es regeneration		Species Species Ash Species	
Farm type Woodlands Hedgerow trees Other trees Field Boundaries Highways Buildings	Heritage featur Heritage featur Some scrub Heritage featur Heritage featur Hedge	es regeneration		Species Species Ash Species Hawthorn, hazel, oak	

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

## E35 ctd.

to store building m Wood.	orising const ted pasture tion of set-as naterials. No	to west o side char table rise	f road the acterised to west t	at is proba by tall he o bounda	bly earr rb/rude ry with t	marked ral vege hreaten	for de tatior ned Co	evelopment. n and is being used oleman's Kitchen
Visual unity – as features	sess the ove	rall unity (	of the lan	dscape a	nd note	the sigr	nificar	
<b>Detractors:</b> New estate unde								Intact Interrupted <b>Fragmented</b>
Ecological integ	<b>rity –</b> how w	ell does t	his area c	of countrys	side fun	ction as	a hak	pitat for wildlife?
Extent of semi-nature Set-aside		<b>gical corric</b> ge to nor			High <b>Moderate</b> Low			
Intensity of land use	High – to ec	 1st, unma	inaged to	west at c	urrent ti	me		
Condition of her to change	itage featu	r <b>es</b> – ass	ess curre	nt condit	tion and	d make	e note	e of vulnerability
Tree Cover		e scrub, ndary he	e scrub, Regeneratio				Good <b>Variable</b> Poor	
Field Boundaries	Hed	ge to no	ge to north				Good <b>Variable</b> Poor	
Other features				Good Variable Poor				
Impact of built d vernacular, char	racter and		place	es moder			nt res	
Type New estate under construction	Siting Threaten ecologic integrity vulnerab Colemar Kitchen V	al of le n's	<b>Design</b> Executi housing		Exten	ł		<b>High</b> Moderate Low

## **E35** Chartfields



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Photograph locations/ direction











## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

FIELD STUDY SHEET 1

Map reference: TQ986406

Farmsteads

Date: 27/10/04	Location: E	36 Coleman's Kitchen	Wood
Context:			
Kent LCA: Bethe HLT: 4.5 19 <sup>th</sup> Cent	ury plantations		2
Aesinencs – who	ii is your overdii	impression of this drea	•
TOPOGRAPHY	<b>Dominant</b> Apparent Insignificant	Landform Steep with plateau	Views From east west
		Kanadanalalanaanta	10

Buildings

Other features

Villages

TOPOGRAPHY	Dominant	Landform	Views Out			
	Apparent	Steep with plateau	From boundaries: south to E33 arable,			
	Insignificant			hartfields, north to Singleton,		
			west to C	hilmington Green		
TREE COVER	Dominant	Key visual elements	Views within	1		
	Apparent Coppice		Some cle	arings		
	Insignificant					
ENCLOSURE	Dominant	Key visual elements	Pattern			
PATTERN	Apparent			attle paddocks, vast		
	Insignificant		unenclose	ed arable		
	Unenclosed					
SETTLEMENT &	Dominant	Key visual elements	Seasonal va	riation		
LANDUSE	Apparent	Woodland				
	Insignificant					
	Unsettled					
Key characterist	i <b>cs</b> – in what wo	y do the following cor	ntribute to lo	cal distinctiveness?		
Natural features	Plateau, sm	all pond		Species associations		
				Willow, yellow flag, water mint		
Farm type	Primary			Other		
Woodlands	Heritage featur			Species		
	Coppiced hornbeam and hazel					
	Coppiced i			Hornbeam, oak, hazel, ash,		
				elder. Bramble and ivy		
	Coppiced I					
Hedgerow trees	Heritage featur			elder. Bramble and ivy		
Hedgerow trees Other trees		es		elder. Bramble and ivy understorey.		
-	Heritage featur	es		elder. Bramble and ivy understorey. Species		
-	Heritage featur	res res		elder. Bramble and ivy understorey. Species		
Other trees	Heritage featur Heritage featur Heritage featur Verges	res res		elder. Bramble and ivy understorey. Species Species		

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

## E36 ctd.

Small elevated v hazel coppice, u	wood wi							
	1000	ith a uniq	ue topogra	aphy. Co	omprises negle	ectec	I hornbeam and	
criss crossed by								
					andalism and			
noise from new o	construc	ction at C	Chartfields o	detract fro	om the visual	unity.		
Visual unity – as	sess the	overall u	nity of the	landscap	e and note t	he sig	nificance of	
detracting featu			,			C		
Intact but threat	ened						Intact	
							Interrupted	
Detractors:							Fragmented	
/andalism and fir		ige.					-	
Noise from constr	uction.							
Ecological integ	rity – ho	w well do	oes this are	a of cour	ntryside functi	on as	a habitat for	
wildlife?	,				,			
Extent of semi-nature	al habit	Eco	ological corric	dors	High			
100%			Ū.					
					Mode	Moderate		
					Low			
Condition of here	itage fe	<b>atures</b> – c	assess curre	ent condi	ion and make	e note	e of vulnerability	
	-	<b>atures</b> – c	assess curre	ent condit			e of vulnerability	
to change	-   E		assess curre	Age stru Mature	cture coppice	Ga Va	ood riable	
to change	-   E	xtent	assess curre	Age strue Mature and oc	cture coppice ak standards,	G	ood riable	
to change	-   E	xtent	assess curre	Age stru Mature and oc regene	cture coppice ak standards, erating hazel	Ga Va	ood riable	
to change Tree Cover	E	xtent	assess curre	Age stru Mature and oc regene	cture coppice ak standards,	Go Vo Po	ood Iriable or	
to change	E	xtent	assess curre	Age stru Mature and oc regene	cture coppice ak standards, erating hazel	Ga Va Po Ga	ood nriable or	
to change Tree Cover	E	xtent	assess curre	Age stru Mature and oc regene	cture coppice ak standards, erating hazel	Ga Va Po Ga Va	ood iriable or ood iriable	
to change Tree Cover Field Boundaries	E	xtent	assess curre	Age stru Mature and oc regene	cture coppice ak standards, erating hazel	Ga Va Po Ga Va Po	ood nriable or pod nriable or	
to change Tree Cover	E	xtent		Age stru Mature and oc regene	cture coppice ak standards, erating hazel	Ga Va Po Ga Va Po Ga	ood nriable or ood nriable or	
to change Tree Cover Field Boundaries	E	xtent		Age stru Mature and oc regene	cture coppice ak standards, erating hazel	Ga Va Po Ga Va Ga	ood nriable or pod nriable or pod nriable	
to change Tree Cover Field Boundaries	E	xtent		Age stru Mature and oc regene	cture coppice ak standards, erating hazel	Ga Va Po Ga Va Po Ga	ood niable or ood niable or ood niable	
to change Tree Cover Field Boundaries Other features Impact of built d	evelopi	xtent 00% ment – hc	ow well doe	Age stru Mature and oc regene and ho	cture coppice ak standards, erating hazel awthorn	Ga Po Ga Va Po Ga Va Po	ood nriable or nriable or ood nriable or	
to change Tree Cover Field Boundaries Other features	evelopi	xtent 00% ment – hc	ow well doe	Age stru Mature and oc regene and ho	cture coppice ak standards, erating hazel awthorn	Ga Po Ga Va Po Ga Va Po	ood nriable or nriable or ood nriable or	
to change Tree Cover Field Boundaries Other features Impact of built d vernacular, char	evelopi	xtent 00% ment – hc	ow well doe	Age stru Mature and oc regene and ho	cture coppice ak standards, erating hazel awthorn	Ga Po Ga Va Po Ga Va Po	ood nriable or nriable or ood nriable or	
to change Tree Cover Field Boundaries Other features Impact of built d vernacular, chan ype Boundary	levelopi racter a	xtent 00% ment – hc	ow well doe of place	Age stru Mature and oc regene and ho	cture coppice ak standards, erating hazel awthorn	Ga Va Po Va Po Ga Va Po nf res	ood nriable or nriable or ood nriable or pect local	
to change Tree Cover Field Boundaries Other features Impact of built d vernacular, chan ype Boundary development	levelopi racter a	xtent 00% ment – hc	ow well doe of place	Age stru Mature and oc regene and ho	cture coppice ak standards, erating hazel awthorn n developme Extent	Ga Va Po Va Po Ga Va Po nf res	ood niable or pod niable or pod niable or	
to change Tree Cover Field Boundaries Other features	levelopi racter a	xtent 00% ment – hc	ow well doe of place	Age stru Mature and oc regene and ho	cture coppice ak standards, erating hazel awthorn n developme Extent	Ga Va Po Va Po Ga Va Po nf res	ood nriable or nriable or ood nriable or pect local	

# **E36** Coleman's Kitchen Wood



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Photograph locations/ direction



**E**36\_5







# **Bethersden Farmlands BF10: Mock Lane Knoll**

## FIELD STUDY SHEET 1

## Survey Date: 24.11.04 Reference: E37 Location: N of Chilmington Green Surveyors: AK/MG

Study Sector:		Chilmington Greer	٦	(Map ref: TQ982410)			
County Landscap Area:	e Character	Bethersden farmla	Bethersden farmlands				
Historic Landscap	е Туре:	12.2 Active and d	isused gra	vel workings			
Boundaries:		E31A arable to S a fringe to N.	nd W, E31E	3 arable to E, pasture and urban			
TOPOGRAPHY	Dominant Apparent Insignificant	Landform plateau		(long/short/restricted) ance views			
TREE COVER	Dominant Apparent Insignificant	Key visual elements mature woodland around gravel works	mature woodland Open to west and no				
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow on western boundary	Hedgerow on				
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	<b>Key visual elements</b> Travellers site, gravel works	Pattern				
LANDUSE	Dominant Apparent Insignificant	Key visual elements Gravel workings, travellers site, former landfill site	Seasonal	variation			
KEY CHARACTERIS	<b>TICS</b> – in what v	way do the following co	ontribute t	o local distinctiveness?			
Natural features	Rivers/ knolls/ p	onds		Species associations			
Landuse/farm type	Primary Horse grazing	g on former landfill site		Other Gravel works, travellers site			
Woodlands	Coppice/planta Mature wood	tion dland around gravel we	orks	<b>Species</b> Oak, field maple			
Tree cover	hedgerow tre planting on N	edgerow/scattered/shelterb ees to western bounda V boundary with E31A	Species Oak, ash				
Field boundaries	-	/ <b>stock fence/electric</b> row and stock fence to	ъW	Species blackthorn, hawthorn, rose			
Highways and	access	<b>vay/local road/footpath/no j</b> Greensand Way	Other features (such as tree-lined lanes) Mock lane – narrow, hedged,				
roorpains	MOCK LUITE, V			sunken			
footpaths Built features		ents/farms/churches/oasts		Urban edge/pylons/masts/new housing			

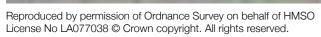
## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

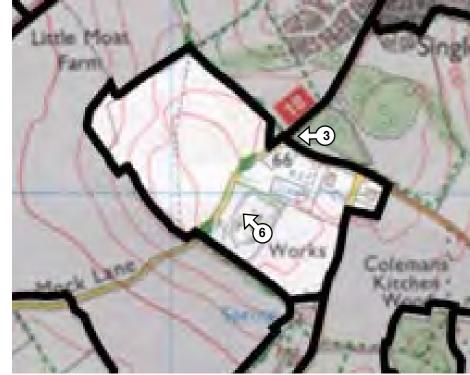
Reference: E37 ctd.

## Brief summary description: Small rectangular parcel on plateau offering fine views use - travellers compound with dumping to NE, gravely and former landfill site to west now grazed by horses. N south - fine sunken lane with mature hedgerow. Overa character prevails. Visual context and unity - assess the views, outlook, ac of the landscape and note any detracting features ar Travellers compound Ecological integrity - how well does this area of counti wildlife? Extent of semi-natural habitat and Ecological corridors and patches networks Scattered woodland Hedged mock lane, hedge to western boundary Intensity of land use and habitat trend Variable, mainly high Condition of heritage features – assess current condition to change Tree Cover Age structure Mature Survival of historic field pattern and con Field Boundaries Strong boundary to west, other pattern Other features Mock Lane – sunken in places Impact of built development – how well does modern vernacular, character and sense of place Siting Туре Design Along Chart Travellers site Sprawling, Road unkempt

# **E37** North of Chilmington Green

works Mock	s to SE w Lane bi	ith mate sects po	variable land ure woodland arcel north- degraded			
	ent land eir signit	ìcance	d overall unity			
to voi ol	e fue et	lr F	ntact nterrupted ragmented			
irysiae	e functio	on as a i	habitat for			
	High					
	Moderate					
	Low					
on ar	nd make	note o	f vulnerability			
		Gooc <b>Varia</b> Poor				
<b>ndition</b> rwise	-	Gooc Varia <b>Poor</b>				
		<b>Good</b> Varia Poor				
deve	elopmer	nt respe	ct local			
Exter	nt		High			
			Moderate			
			ow			





Photograph locations/ direction





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# **Bethersden Farmlands BF11: Goldwell**

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

## FIELD STUDY SHEET 1

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

### Survey Date: 25.11.04 Reference: E16 Location: Goldwell

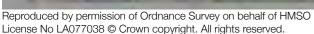
Surveyors: AK/MG

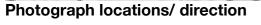
Study Sector:		Chilmington Green	Chilmington Green (Map ref: TQ965419				
County Landscap Area:	e Character	Bethersden Farmlar	Bethersden Farmlands				
Historic Landscap	е Туре:	1.6 Rectilinear with	1.6 Rectilinear with wavy boundaries				
Boundaries:			E18 arable to NW; Daniel's Water to SW; Purchase Wood (E27) to S; scattered farmsteads to SE; E12 and E13 arable to NF				
TOPOGRAPHY	Dominant	Landform	Views out (long/short/restricted)				
	Dominant -		panoramic from knoll, medium from				
	Insignificant	dominant knoll, otherwise undulating	southern section				
TREE COVER	Dominant	Key visual elements	Views within (filtered/framed/open/restricted)				
	Apparent	hedgerow trees,	Open				
	Insignificant	boundary woodland					
ENCLOSURE	Dominant	Key visual elements	Pattern and scale				
PATTERN	Apparent	Hedgerow	Medium – large size				
	Insignificant Unenclosed						
SETTLEMENT &	Dominant	Key visual elements	Pattern				
BUILT FEATURES	Apparent	isolated houses,					
	Insignificant	Goldwell on knoll is					
	Unsettled	apparent					
LANDUSE	Dominant	Key visual elements	Seasonal variation				
	Apparent	Arable, paddocks,					
	Insignificant	unimproved					
	Insignificant	grassland					
KEY CHARACTERIS	<b>TICS</b> – in what v	, e	the following contribute to local distinctiveness?				
Natural features	Rivers/knolls/p Knoll to north		Species associations				
Landuse/farm	Primary		Other				
type	Arable		Paddocks, unimproved				
			grassland				
Woodlands	Coppice/planta		Species				
		od to S boundary					
Tree cover		edgerow/scattered/shelterbe					
	hedgerow tre		Oak				
Field boundaries	-	/stock fence/electric	Species				
	Hedgerows,	stock fencing	Elm, dogwood, hazel, prive				
			ash, beech to south, mainly				
			hawthorn to north				
Highways and	Major road/railv	vay/local road/footpath/no p	oublic Other features (such as tree-lined				
footpaths	access		lanes)				
	Country lane	es, footpaths					
Built features		ents/farms/churches/oasts	Urban edge/pylons/masts/new				
	-	lwell prominent on knoll	- · · ·				
		1					
Other features							

## Reference: E16 ctd.

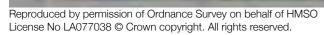
Brief summary d	escri	ption:							
to south east with	use. ocks. ìne s n Puro	Largely Small se tretch o chase W	comp ection f hedg lood.	orises medium of unimprove gerow trees so Crisscrossed k	scale ed gro outh of by lan	mixed arab issland to we f Cobham w es and footp	le plu est. <i>N</i> ood. oaths.	s sheep grazing Iainly continuous Strong boundary	
of the landscape								and overall unity ce	
								<b>Intact</b> Interrupted Fragmented	
Ecological integ wildlife?	rity -	how w	ell doe	es this area of	COUN	tryside functi	on as	a habitat for	
Extent of semi-natural	habi	at and		ogical corridors a	nd	High			
unimproved grass	slanc	k		orks Igerows		Mode	erate		
						Low			
Intensity of land use moderate	and h	abitat tre	nd			I			
Condition of her to change	itage	e feature	es – as	sess current c	onditi	on and make	e not	e of vulnerability	
Tree Cover		-	ucture					ood	
		matu	re oak	< compared with the second sec			Variable Poor		
Field Boundaries	5			oric field pattern			Good		
		some lanes					<b>riable</b> or		
Other features Oast at Goldwell				<b>Good</b> Variable Poor					
Impact of built d vernacular, cha					odern	developme	nt res	pect local	
Туре	Siti	ng		Design		Extent		High	
								Moderate	
								Low	

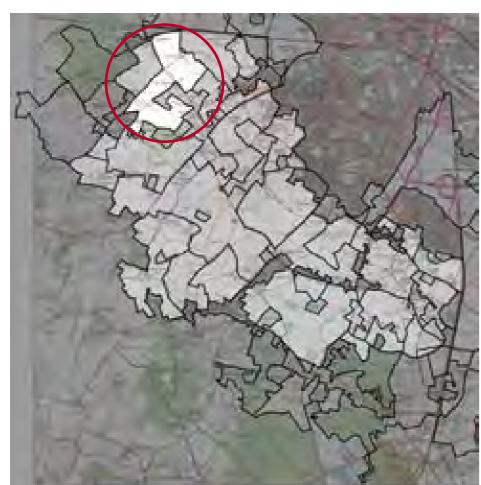
## **E16** Goldwell





















## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

## FIELD STUDY SHEET 1

## Survey Date: 24.11.04 Reference: E18

Location: East of Etchden Surveyors: AK/MG

Study Sector:		Chilmington Gree	en	(Map ref: TQ963423)			
County Landscape Area:	e Character	Biddenden – High	Biddenden – High Halden Wooded Farmlands				
Historic Landscap	е Туре:	1.6 Rectilinear wi	th wavy bou	undaries			
Boundaries:		Etchden wood (E paddocks of E20		farmland of E16 to east, S.			
TOPOGRAPHY	Dominant Apparent Insignificant	Landform gently sloping		long/short/restricted) vs S, W and NW			
TREE COVER	Dominant Apparent Insignificant	Key visual elements Narrow woodland strip to NE	Views withi Open	n (filtered/framed/open/restricted)			
ENCLOSURE PATTERN	Dominant Apparent <b>Insignificant</b> Unenclosed	Key visual elements Boundary hedges	Pattern and Large	l scale			
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements	Pattern				
LANDUSE	Dominant Apparent Insignificant	Key visual elements     Seasonal variation       Arable     Image: Seasonal variation					
KEY CHARACTERIS	<b>TICS</b> – in what v	way do the following a	contribute to	o local distinctiveness?			
Natural features	Rivers/ knolls/ p	onds		Species associations			
Landuse/farm type	<b>Primary</b> Arable			Other			
Woodlands	Coppice/planta Narrow strip t			Species Mature oaks with some hornbeam coppice			
Tree cover	Groups/linear/h isolated scat	edgerow/scattered/shelter tered oaks	belt	Species			
Field boundaries	-	/stock fence/electric ledgerow along lanes	, poor	Species Hawthorn			
Highways and footpaths	access lanes to N ar		-	Other features (such as tree-lined lanes)			
Built features	Villages/settlem	ents/farms/churches/oasts		Urban edge/pylons/masts/new housing			
Other features (such as moats)				1			

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: E18 ctd.

## Brief summary description:

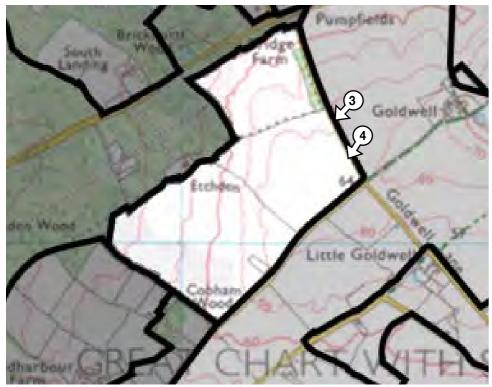
biler sommary a	bhei summary description.								
Medium sized pa distance views to boundaries to NE mature oak and loss of interior hea	SW of and some	and NW Se with hornbe	. Štroi hedg	ng boundary to le lined country	NV Ian	V with e nes. Na	extensiv rrow wo	e Etc oodlo	hden Wood; and strip to NE of
Visual context a of the landscap									and overall unity ce
Hedgerow loss									Intact Interrupted Fragmented
Ecological integ wildlife?	rity –	how we	ell doe	es this area of c	our	ntryside	functio	on as	a habitat for
Extent of semi-nature patches Woodland strip	al hab	itat and	<b>netw</b> Hec	ogical corridors and rorks dgerows – main undaries		t	High Mode <b>Low</b>	rate	
Intensity of land use High Condition of her to change				sess current co	ndit	ion and	d make	note	e of vulnerability
Tree Cover		<b>Age str</b> Matur						<b>Go</b> Vai Poo	riable
			dgerow loss to south V			Go <b>Va</b> i Poc	riable		
Other features				Va			Go Vai Poc	riable	
Impact of built of vernacular, cha					deri	n devel	opmer	nt resp	pect local
Туре	Siti	ng		Design		Extent			High
									Moderate
									Low
	1			1				I	

Tree Cover		Age structure		
		Mature		
Field Bounda	rios -	Survival of hist	oric field pattern and	<u>- 0 n</u>
	lies		•	
		some nedg	erow loss to south	1
Other feature	S			
Incoment of hus		mmant have		
· ·		•	v well does mode	m
vernacular, c	haracte	r and sense c	of place	
Туре	Sitin	g	Design	

## **E18** East of Etchden

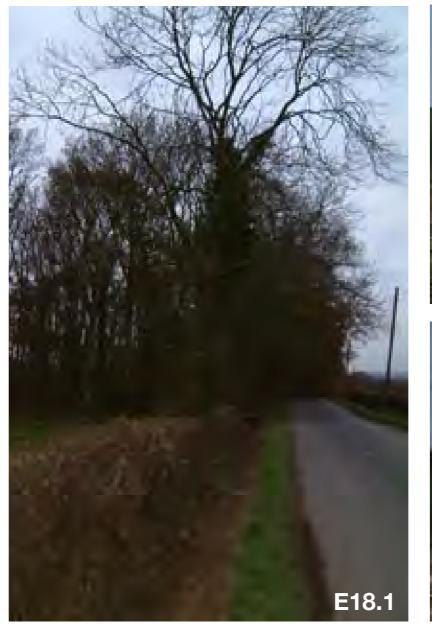


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Photograph locations/ direction











# **Bethersden Farmlands BF: Settlements**

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT Settlement/ Edge conditions

FIELD STUDY SHEET 1

Study Sector:		Kingsnorth (Map ref: TR00390			
County Landscape Character Area:		Bethersden Farmlands			
Historic Landscap	е Туре:	9.6 Post 1810 settlement (general)			
Boundaries:		C7 to N & E, C5 to S & W			
SETTLEMENT & BUILT FEATURES	Dominant <b>Apparent</b> Insignificant Unsettled	Key visual elements linear development fronting onto Ashford Road with mix of detached houses and bungalows			
TOPOGRAPHY	Dominant Apparent Insignificant	Landform gentle slope			
TREE COVER	Dominant Apparent Insignificant	Key visual elements some mature oaks and ash in ornamental trees Some stretches of high native leylandii			
FORM & LAYOUT	Linear Clustered Sprawling				
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	pre 19 <sup>th</sup> century and post war			
<b>KEY FEATURES</b> – in settlement?	what way do the	e following contribute to the loco	al distinctiveness of the		
Building style	White rendere Modern brick	k and hung tile			
Street Scene	Main road with mix hedge, lov	boundaries/ materials n narrow verge and native v brick walls, low close board en gardens. Parking laybys to	Planting/ signage/ lighting		
Edge condition	New housing N/A				
Other features (include detractors)	Busy Ashford R	oad			

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

Reference: C8

Brief summary d landscape:	escri	ption of	settle	ment/ edge o	condition
Linear post war se and surrounded k					
Visual context a of the settlemen					
Probable views a detached proper - frontages sub-ur	rties (	and bur	ngalov		
Settlement integ	rity/	edge c	onditio	on – how well	does the
Extent of settlement			ast of road p persed	roperties	
Intensity of built form Low - to east of I Condition of her	road	proper		-	
to change	nuge				.orraineri
Local vernacula	r	Survival of features and condition			
				tury propertie of ragstone	
Tree Cover		-	ructure		
		some mature trees including ash to gardens, but predominantly sp ornamental trees			
Field Boundaries		Only	small s	<b>oric field pattern</b> ections of na ad remain – n	itive mix
Other features		-			
Impact of built d vernacular, chai					odern d
Туре	Siti	ng		Design	E
N/A					

# **C8** Ashford Road

ons c	and its si	ting v	within the wider				
•	ting onto the busy Ashford Road d boundaries along Ashford Road.						
	ljacent landuses and overall unity d their significance						
	nent is a mix of Intact Ashford Road Interrupted Fragmented						
he se	ettlemer	nt hol	d together				
∋s	High						
	Moderate						
	Low						
e su	bject to	infill.					
on ar	nd make	note	e of vulnerability				
t .		Va	iood <b>ariable</b> oor				
h and oak Va			ood <b>riable</b> or				
x hedge to Va			ood riable <b>or</b>				
Vo			ood ariable oor				
development respect local							
Exter	nt		High				
			Moderate				
			Low				



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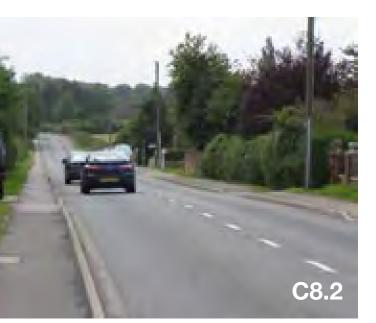


Photograph locations/ direction













## ASHFORD LANDSCAPE CHARACTER ASSESSMENT Settlement/ Edge conditions

Reference: C9

Survey Date: 27/09/05

FIELD STUDY SHEET 1

Location: Kingsnorth

Surveyors: LE/ AK

Study Sector:		Kingsnorth (Map ref: TR003	393)		
County Landscape Character Area: Historic Landscape Type: Boundaries:		Bethersden Farmlands			
		9.7 Village/ hamlet 1810 exter	nt		
		C7 to S, C11 to E, C1 to N			
SETTLEMENT &	Dominant	Key visual elements			
BUILT FEATURES	Apparent Insignificant Unsettled	Mixed ages of detached and bungalows flanking both side cul-de-sac developments inc complex. Includes Queen Head pub or	s of lane with number of new luding conversion of farm		
TOPOGRAPHY	<b>Dominant</b> Apparent Insignificant	nant Landform rent Rises to steep slope			
TREE COVER	Dominant Apparent Insignificant	Key visual elements           Mature trees to church yard including pine, lime, yew           and laurel, holm oak and adjacent gardens, with mature           leylandii and some sections of native species mix hedge           tall privet and leylandii.           Some remnant hedgerow oaks			
FORM & LAYOUT	Linear Clustered Sprawling	Predominately linear			
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Pre 19 <sup>th</sup> century and medieval around church with mix of ages including post war and recent			
<b>KEY FEATURES</b> – in v settlement?	what way do the	following contribute to the loc	al distinctiveness of the		
Building style	Roof & materials/ s	cale			
	Medieval chur quoins Traditional bric White render Modern brick	ch - ragstone tower with brick k and tile			
Street Scene	Type and cond – lane with v – grass verge modern br gardens	ooundaries/ materials dition variable vide verge and ditch e with parking bays and ick walls, low hedges/ open	Planting/ signage/ lighting		
Edge condition	extending off r detached dwe	e-sac Tudor Farm Close nain street with 2 storey large ellings set around green with erges and sparse planting			
Other features					

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

## Reference: C9

Extent of settlement	

Intensity of built form and trend	
Pocont cul do sac infill and	conversion of farm com

	escription of sett	ement/ edge cond	litions and its s	iting within the wider
ground and pre 19 large well treed go semi-detached ar gardens with low b	<sup>9<sup>th</sup> century prop ardens. Middle p nd detached ho prick walls, gate</sup>	ouses fronting onto t s and leylandii hed	d set back from ht is mix of post the street with ging in places.	
		he views, outlook, c etracting features c		uses and overall unity cance
contained and inv cul-de-sac housing The newer develo suburban garden place.	ward looking – h g from Ashford R pment and mix boundaries has	oen fields but views owever there are v coad on the approx of housing ages, ind lessened the overa <b>tion -</b> how well doe	iews of the ner ach to Kingsno cluding the Ill unity of the	w <b>Interrupted</b> rth. Fragmented
Extent of settlement			High Mode Low	
Condition of herit	ic infill and conv	version of farm com assess current cond	-	e note of vulnerability
to change Local vernacular	Church an retain the	eatures and condition nd adjacent prope ir vernacular chara ut settlement as wh	cter, but	Good <b>Variable</b> Poor
Tree Cover Age st some garde			Good <b>Variable</b> Poor	
Field Boundaries Survivo Some		of historic field pattern and condition etention of native species hedges gardens to bigger properties		Good <b>Variable</b> Poor
Other features -				Good Variable Poor
vernacular, char	•	ow well does mode of place	rn developme	nt respect local
<b>Type</b> farm complex conversion	Siting western end	Design building style and materials in traditional style but wide unsympathetic driveway with parking bays	Extent within original farmyard area	High Moderate Low
Tudor Farm Close	Off central part of street	Scale and materials are not in keeping with setting		High Moderate <b>Low</b>

large well treed semi-detached gardens with low of cul-de-sac de	19 <sup>th</sup> century prope gardens. Middle p and detached ho v brick walls, gate	fringe of Ashford with erties adjacent and s portion of settlement puses fronting onto th s and leylandii hedgi le main street includi	h medieval cl set back from is mix of post ie street with s ing in places.	the road within war to present day suburban style front There are a number
Court.				
of the settlemen	t and note any de	he views, outlook, ac etracting features an	d their signific	
contained and in cul-de-sac housi The newer devel suburban garder place.	nward looking – h ng from Ashford R lopment and mix n boundaries has	pen fields but views of owever there are vie coad on the approact of housing ages, incl lessened the overall	ews of the new ch to Kingsnor uding the unity of the	th. Fragmented
Settlement integ	grify/ edge condi	<b>tion –</b> how well does	the settlemer High Mode Low	
Local vernacule	ar Survival of fe Church ar retain the	assess current conditi adures and condition adjacent properti ir vernacular charac	ies ter, but	Good Variable Poor
Tree Cover Age struct some n garden		ure trees to churchy	Good <b>Variable</b>	
	gardens, r	emnant hedgerow c oundary	bak in	Poor
Field Boundarie	gardens, r garden bo s Survival of hi Some rete		ondition ies hedges	Poor Good <b>Variable</b> Poor
Other features	gardens, r garden bo s Survival of hi Some rete along gar	oundary storic field pattern and co ention of native spec dens to bigger prope	ondition ies hedges erties	Poor Good Variable Poor Good Variable Poor
Other features	gardens, r garden bo s Survival of hi Some rete along gar - development – ho	storic field pattern and co ention of native spect dens to bigger prope	ondition ies hedges erties	Poor Good Variable Poor Good Variable Poor
Other features	gardens, r garden bo s Survival of hi Some rete along gar	storic field pattern and co ention of native spect dens to bigger prope	ondition ies hedges erties	Poor Good Variable Poor Good Variable Poor
Other features Impact of built vernacular, cho Type farm complex	gardens, r garden bo s Survival of hi Some rete along gar - development – ho paracter and sense Siting	storic field pattern and co ention of native speci dens to bigger proper ow well does modern of place Design building style and materials in traditional style but wide unsympathetic driveway with parking bays	ndition ies hedges erties n developmer Extent within original	Poor Good Variable Poor Good Variable Poor nt respect local High Moderate

# **C9** Kingsnorth



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Photograph locations/ direction











#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT Settlement/ Edge conditions Survey Date: 27/09/05 Location: Magpie Hall Lane Surveyors: LE/ AK

Reference: C26

FIELD STUDY SHEET 1

Study Sector:		Kingsnorth	(Map ref: TQ992387		
County Landscap Area:	e Character	Bethersden Farmlands			
Historic Landscap	е Туре:	9.6 Post 1810 settlement	(general)		
Boundaries:		C5 to N, C27 to S			
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements linear settlement of bungalows with some recent conversions			
TOPOGRAPHY	Dominant Apparent Insignificant	Gentle slope			
TREE COVER	Dominant <b>Apparent</b> Insignificant	Key visual elements           mature oaks in hedgerows and smaller ornamental trees in gardens           mature native mix hedge to lane of sloe, hawthorn and field maple			
FORM & LAYOUT	Linear Clustered Sprawling	linear along the northern side of Magpie Hall Lane			
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	post war			
<b>KEY FEATURES</b> – in settlement?	what way do the	e following contribute to th	e local distinctiveness of the		
Building style	Roof & materials/s Post war style k conversions-br	pungalows and some rece	nt		
Street Scene	Wide lane with property hedg golden privet),	nown verge adjacent to es (laurel, leylandii, privet, close board fencing. e with ditch adjacent to fie			
Edge condition	New housing N/A				
Other features (include detractors)					
PERCEPTION of the Wellused lane with		quil/ safe/ pleasant/ legibl	e/ accessible?		

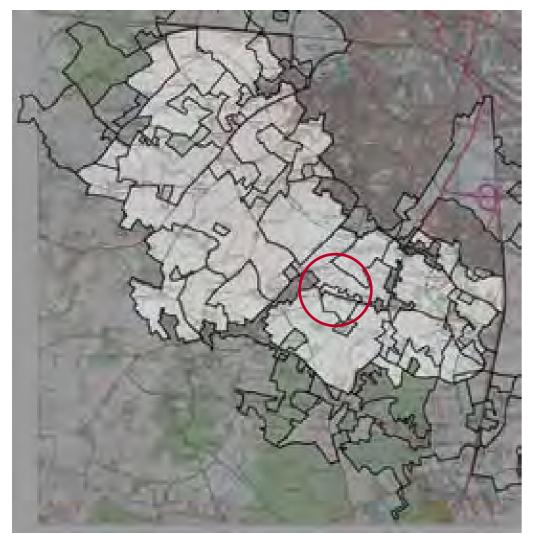
## ASHFORD LANDSCAPE CHARACTER ASSESSMENT FIELD STUDY SHEET 2

Reference: C26

-	-
Extent of settlement	
Intensity of built form and	
Condition of heritage to change	e features – assess current condition
Local vernacular	Survival of features and condition
Tree Cover	Age structure mature hedgerow oaks
Field Boundaries	Survival of historic field pattern and co loss of field boundary to north o Hall Lane
Other features	-

		ainly of bungalows lane which has ma			
	01	inded by hedgerov	,		ully OUK. IT IS
		ess the views, outlo ny detracting featu			
boundary walls, whi and hawthorn and ural feel, although reatments along th	ch togethe unmown v this is weak e gardens	been incorporated er with the native m erge with ditch give ened to some deg - the fencing and e suburban in charc	ix hedgerow of sl es the place a un ree by the bound choice of hedge	loe ified dary	Intact Interrupted Fragmented
Settlement integrity	// edge co	ndition – how well o	does the settleme	ent hold	d together
Extent of settlement			High	)	
			Mod	l <b>erat</b> e	
			Low		
Condition of herita		<b>s</b> – assess current co	ondition and mak	e note	e of vulnerability
<b>Condition of herita</b> to change	ge feature:	s – assess current co of features and conditio		Go	iable
<b>Condition of herita</b> to change <b>Local vernacular</b>	ge feature: Survival Age stru	of features and conditio		Go Vai Poo	od riable or od riable
Condition of herita to change Local vernacular Tree Cover	ge feature: Survival Age stru matura	of features and condition feature e hedgerow oaks of historic field pattern of field boundary to n	n Ind condition	Go Vai Poo Vai Poo Go	riable or od riable or riable or
Condition of herita to change Local vernacular Tree Cover Field Boundaries	ge feature: Survival Age stru mature Survival Ioss of	of features and condition feature e hedgerow oaks of historic field pattern of field boundary to n	n Ind condition	Go Vai Poo Vai Poo Go Vai Poo Go	riable or od riable or riable or riable or
Condition of herita to change Local vernacular Tree Cover Field Boundaries Other features	ge feature: Survival Age stru matura Ioss of Hall La -	of features and condition inclure e hedgerow oaks of historic field pattern of field boundary to n ine – how well does mo	and condition orth of Magpie	Go Vai Poo Vai Poo Go Vai Poo Vai Poo Vai Poo	riable or od riable or riable or riable or riable or
Condition of herita to change Local vernacular Tree Cover Field Boundaries Other features Impact of built dev vernacular, charac	ge feature: Survival Age stru matura Ioss of Hall La -	of features and condition inclure e hedgerow oaks of historic field pattern of field boundary to n ine – how well does mo	and condition orth of Magpie	Go Vai Poo Vai Poo Go Vai Poo Vai Poo Vai Poo	riable or od riable or riable or riable or riable or
to change Local vernacular Tree Cover Field Boundaries Other features Impact of built dev vernacular, charac	ge feature: Survival Age stru mature Survival loss of Hall La - relopment cter and se	of features and condition octure e hedgerow oaks of historic field pattern of field boundary to n ine - how well does mose ense of place	and condition orth of Magpie	Go Vai Poo Vai Poo Go Vai Poo Vai Poo Vai Poo	riable or od riable or riable or riable or riable or rod riable or

# **C26** Magpie Hall Lane



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Photograph locations/ direction

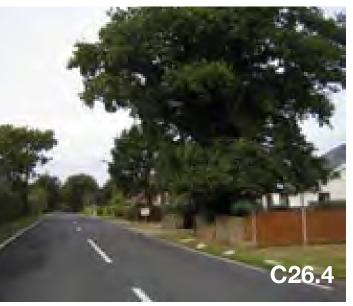














#### ASHFORD LANDSCAPE CHARACTER ASSESSMENT Settlement/ Edge conditions **Survey Date:** 27/09/05 Reference: C33 Location: Shadoxhurst

FIELD STUDY SHEET 1

Surveyors: LE/ AK

Study Sector:		Kingsnorth	(Map ref: TQ97738	
County Landscap	e Character	Bethersden Farmlands		
Area: Historic Landscap	e Type:	9.6 Post 1810 settlement (general)		
Boundaries:		E40, E41, E42, E31C & C32 to N	N, C5 to E	
SETTLEMENT & BUILT FEATURES	<b>Dominant</b> Apparent Insignificant Unsettled	Key visual elements a linear settlement with some traditional buildings includ the Kings Head Pub, but predominantly a mix of interwo post war and recent cul de sac developments		
TOPOGRAPHY	Dominant Apparent Insignificant	Landform level		
TREE COVER	Dominant <b>Apparent</b> Insignificant	Key visual elements mature oaks and garden tree	s including leylandii	
FORM & LAYOUT	Linear Clustered Sprawling			
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	A mix of pre 19 <sup>th</sup> century, interwar, postwar and recent		
<b>KEY FEATURES</b> – in settlement?	what way do the	following contribute to the loco	al distinctiveness of the	
Building style	(often scallope Bungalows, de with mix of bric Recent cul de	dings with red brick, huge tiles ed) and tiled roofs tached and semidetached		
Street Scene	Wide lane/stre various garden clipped leyland with loss of nati	boundaries/ materials bet with grass verge and boundaries comprising dii, low walls, fencing often ive species mix hedgerow.	Planting/ signage/ lighting	
	Wide junction t			
Edge condition		ul-de-sac infill – generally small erials and style reflecting old		
	scale with mate	endis drid siyle reliecting old		

# C33 Shadoxhurst

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### Reference: C33

#### Brief summary description of settlement/ edge conditions and its siting within the wider landscape:

Settlement has greatly expanded in post war period, mainly as ribbon develoment of bungalows. Some of these have been demolished and replaced with houses on a grander scale. Paddocks behind houses have random oak standards suggesting that this area was once woodland that had been cleared for grazing (common in the 1970s) with oaks left standing. Therefore landscape has probably changed significantly in the last 5 decades. North end of parcel is Stubbs Cross, which runs into the development extending from Shadoxhurst village sign only clue to place change. Extensions north and east ribbon development with large gardens. Development west has solid 1950s council houses in local vernacular, and more recent infil sites between Victorian terraces and detached houses, oaks are main tree reading through from rural uses, conifers dominate garden scene in some areas.

Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance

Framing and woodland abut settlement, some current pasture likely to have been woodland in living memory. Level landscape so few views at eye level.

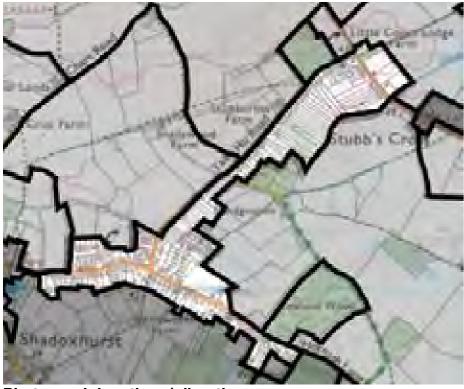
**Settlement integrity/ edge condition –** how well does the settlement hold together

Extent of settlement		inte of si larg mov	oon development nsity, but uniformit uburban housing v e front gardens ar wn verges onto the n road.	ry wit nd	
Intensity of built form Low density bun houses			some	trend towards rep	olc
Condition of her	itage	e feature	es – as	sess current condi	tio
to change Local vernacula		Survive	l of for	ures and condition	
	II	Isolat	ed exc	amples in the villag rick, hung tile, peg	
Tree Cover		Age structure remnants of hedgerow and wo trees left standing –mostly oak, beech			
Field Boundaries	5	Not so wood	o relev lland.	oric field pattern and c rant as this area w Hedgerows exist c n road mixed thorr	as n
Other features		-			
vernacular, cha	racte	er and s		•	'n
<b>Type</b> inter/post war bungalows	Siti ribl	ng bon		Design nothing special	i i
Replacement house	ribl	bon		Heavy traditional	
Infill housing wir		ndfall site	es	Traditional hipped gables etc, hung tiles	

## Intact Interrupted Fragmented οw High ith Moderate Ы Low lacement with larger detatched on and make note of vulnerability Good e – Variable tile roof Poor Good oodland Variable some Poor ndition Good as mostly Variable western Poor Good Variable Poor development respect local Extent High Considerable impact on roads Moderate onto village Low As cul de sac closes



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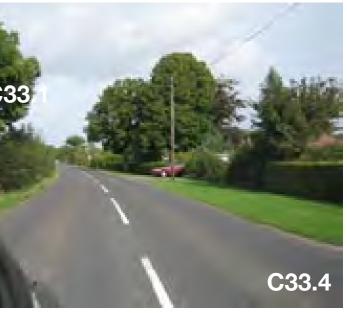
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## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

## FIELD STUDY SHEET 1

## Survey Date: 25.11.04

Reference: E4 Location: S of Willow Bed Surveyors: AK/MG

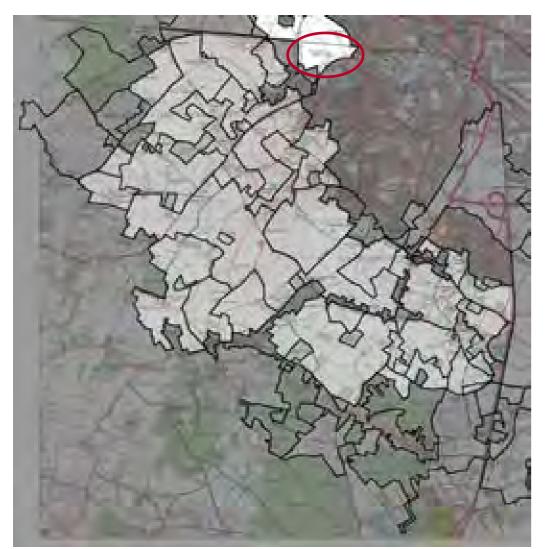
Study Sector:		Chilmington Green		(Map ref: TQ979430)		
County Landscape Area:	e Character	Upper Stour Valley				
Historic Landscape	е Туре:	7.1 Miscellaneous v	alley bottom po	addocks and pastures		
Boundaries:		Study boundary to arable to S	Study boundary to N and E, E8 and E7 pasture to W, E2 arable to S			
TOPOGRAPHY	Dominant Apparent Insignificant	flat	Views out (long/sh open views	nort/restricted)		
TREE COVER	Dominant Apparent Insignificant	Key visual elements hedgerow trees		ed/framed/open/restricted) n length, restricted by places		
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedge and ditch	Pattern and scale medium			
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant <b>Unsettled</b>	Key visual elements	Pattern			
LANDUSE	Dominant <b>Apparent</b> Insignificant	Key visual elements Unimproved pasture	Seasonal variatior			
KEY CHARACTERIS	<b>fics</b> – in what v	way do the following co	intribute to loca	Il distinctiveness?		
Natural features	<b>Rivers/ knolls/ p</b> Small ponds	onds	Spec	cies associations		
Landuse/farm type	<b>Primary</b> Unimproved grazing pasture			Pr		
Woodlands	Coppice/plantation Willow Bed just north of study area			cies		
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt hedgerow trees			cies <		
Field boundaries	Hedges/ditches/stock fence/electric Hedge, ditch, stock fence			c <b>ies</b> vthorn, blackthorn, dog <del>2</del>		
Highways and footpaths	Major road/railway/local road/footpath/no public access Footpaths			e <b>r features</b> (such as tree-lined s)		
Built features	Villages/settlem	ents/farms/churches/oasts	Urba hous	ın edge/pylons/masts/new ing		
Other features (such as moats)			I			

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

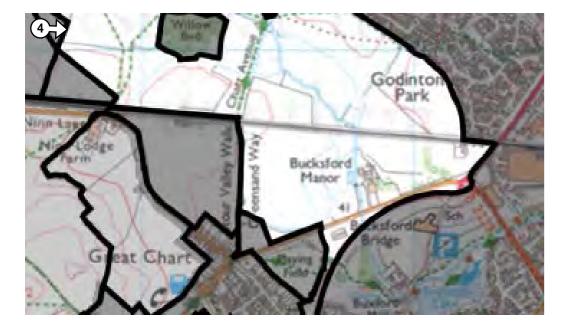
Reference: E4 ctd.

grazing pastures er	f parcel er nclosed by	hedge and ditch wi	th scattered or	dium sized umimproved aks. Railway to SE and o NW. Open views north	
		ssess the views, outlo any detracting featu		Induses and overall unity gnificance	
Railway along S bc	oundary			<b>Intact</b> Interrupted Fragmented	
Ecological integri wildlife?	<b>ly –</b> how w	ell does this area of o	countryside fun	ction as a habitat for	
Extent of semi-natural patches	habitat and	Ecological corridors an	nd Hig	gh	
P		networks	M	oderate	
Wet unimproved g pond	rassiana,	Hedgerow and dite			
			Lo	W	
Intensity of land use a	nd habitat tre	end			
Condition of berity	nae featur	e – assess current ca	ndition and m	ake note of vulnerability	
to change	age leafor				
Tree Cover	Age st	ructure		Good	
	Matu	ire		Variable	
				Poor	
Field Boundaries		al of historic field pattern c	ind condition	Good Variable	
	Some	e loss of hedgerow	loss of hedgerow		
				Poor	
Other features				Good	
				Variable Poor	
				1001	
		t – how well does mo	odern developr	nent respect local	
vernacular, charc	icter and s	sense of place			
Туре	Siting	Design	Extent	High	
				Moderate	
				moderare	
				Low	

## **E4** South of Willow Bed



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Photograph locations/ direction









## ASHFORD LANDSCAPE CHARACTER ASSESSMENT Settlement/ Edge conditions

FIELD STUDY SHEET 1

Study Sector:		Chilmington Green		(Map ref: TQ980419)			
County Landscap Area:	e Character	Bethersden Farmlan	ds				
Historic Landscap	е Туре:	9.6 Post 1810 settlem	9.6 Post 1810 settlement (general)				
Boundaries:		E5, E2, E3, E12 to N, E	E1/E4 to E, E13 to S				
SETTLEMENT & BUILT FEATURES	Dominant	Key visual elements Traditional village wi main street with som Ninn Lane and Coro	e fringe developm	s fronting onto the nent at Hillcrest Road,			
TOPOGRAPHY	Apparent	Landform Knoll to southern end slope	d (with church) fall	ing north to gentle			
TREE COVER	Insignificant	Key visual elements Some small orname	ntal trees in garder	ns			
FORM & LAYOUT	Linear						
AGE & CONDITION	Pre-war and mix	Traditional 18 <sup>th</sup> centu century church and	ury buildings along 1950s -1990s housi	main street with 12 <sup>th</sup> ng on fringes			
<b>KEY FEATURES</b> – in settlement?	what way do the	e following contribute t	o the local distinc	liveness of the			
	red brick/ rags elaborately po framed buildir Flemish gables Ragstone chu	e buildings with red brid tone quoin walls, ofter atterned pegtiles. Some gs. Roofs tiled with roo and tall chimneys. ch with tower and red med building adjacen	n with e timber f hip, tiles.				
Street Scene	No verge with fronting onto t ragstone & br & iron railing, c wattle fencing Alleyways lead	boundaries/ materials narrow cottage garde he main street bounde ick walls, picket fencin liagonal chestnut fenc . (Walls often covered d off the main street be en gravel surfacing). R	ens Ornam ed by garder g, post trees. ing or Beech, in ivy.) hedge etween yew. agstone Low ke lighting	/ <b>signage/ lighting</b> lental planting to from his with some small / privet/ hawthorn s – including thuja & y 4m high occasional g. mal pub signs.			
Edge condition	& brick – 2 stor Hillcrest to S - v modern infill a Singleton Road to NE – mix of	I - 1950/60s timber clac ey & bungalows. vith council housing ar t end of lane. d Estate and Coronatic 1950/60s to 1990s bung d and detached.	nd new on Road				
Other features (include detractors)							
PERCEPTION of the	e place – is it tran	quil/ safe/ pleasant/ le th memorable intricate	egible/ accessible	? tecture and			

## ASHFORD LANDSCAPE CHARACTER ASSESSMENT

## Reference: E6

· ·	scription of sett	lement/ edge condi	ions and its	siting within the wider
also Flemish influe ragstone church surrounding cour	ence in the form on the crest of atryside. The frin ent from the so	n of gable ends and the hill overlooking th ge development, esp	tall chimney ne village an pecially the	
		ss the views, outlook, detracting features		anduses and overall unity gnificance
Ninn Lane, but no	ot particularly vi	noll. Settlement seen sible from the A28. C d from southern appr	Council hou	sing at
Settlement integ	rity/ edge cond	<b>dition –</b> how well doe	s the settler	ment hold together
Extent of settlement	F	Straddles the old Ash Road, bounded by m arable fields with hed	ainly	gh
Alleys off main re	texture low rise oad with dwellin		any paved v	vith some 3 storey houses. with gravel. Low garden
Condition of her to change	itage features –	- assess current cond	ition and m	ake note of vulnerability
Local vernacula	Typical r including timber sł	features and condition nix of Wealden mate g Ragstone, hung tile nip lap. Some remnal ith white painted stud	, brick, nts of timbe	Good
Tree Cover	Age struct No stree gardens	ure t trees, medium and , mainly to rear.	small trees	Variable in
Field Boundaries		Survival of historic field pattern and condition         Good           Pasture on rise towards church.         Variable           Poor         Poor		
Other featuresPub signs. The Hoodeners Horse recallsGoodKentish tradition. Greensand Way public footpath runs along the main street.Variable Poor				Variable
Impact of built of vernacular, cha		how well does mode se of place?	rn developi	ment respect local
Type postwar houses	<b>Siting</b> infill	Design traditional form - brick and tiles, but darker than traditional kent clay pegs	Extent Isolated	High Moderate Low
council houses	near the church	1950s brick and concrete prefab with tile roofs - 2 storey	discrete	

	scription of settle	ment/ edge condi	tions an	d its siting	g within the wider
also Flemish influe ragstone church surrounding coun	ence in the form c on the crest of the tryside. The fringe ent from the south	vernacular building of gable ends and e hill overlooking th development, esp nern approach to t	tall chim ne villag pecially	nney pots e and se the cour	s, with 12 <sup>th</sup> century en from the ncil housing at
		he views, outlook, etracting features			ses and overall unity ance
Ninn Lane, but no	ot particularly visib	bll. Settlement seer ble from the A28. C from southern appl	Council I	nousing c	
Settlement integ	rity/ edge condit	i <b>on –</b> how well doe	s the se	ttlement	hold together
Extent of settlement	Ro	addles the old Ash ad, bounded by m able fields with hed	nainly	High	
Alleys off main ro	texture low rise modeling		any pav	ed with g	ome 3 storey houses. gravel. Low garden
Condition of her to change	itage features – a	ssess current cond	ition and	d make r	note of vulnerability
Local vernacula	Typical mix including F timber ship	atures and condition of Wealden mate Ragstone, hung tile a lap. Some remna white painted stud	e, brick, nts of tir		Good
Tree Cover	Age structure No street to	-			Variable
Field Boundaries		itoric field pattern and o rise towards churc			<b>Good</b> Variable Poor
Other featuresPub signs. The Hoodeners Horse recallsGoodKentish tradition. Greensand Way public footpath runs along the main street.Variable Poor				<b>Good</b> Variable	
	levelopment – ho racter and sense	w well does mode of place?	rn deve	lopment	respect local
Type postwar houses	<b>Sifing</b> infill	<b>Design</b> traditional form - brick and tiles, but darker than traditional kent	Exten Isolated		High Moderate
council houses	near the church	clay pegs 1950s brick and concrete prefab with tile roofs - 2 storey	discrete	e	Low

# **E6** Great Chart



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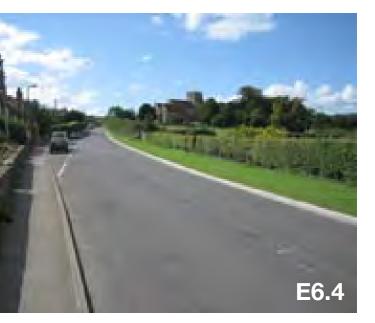


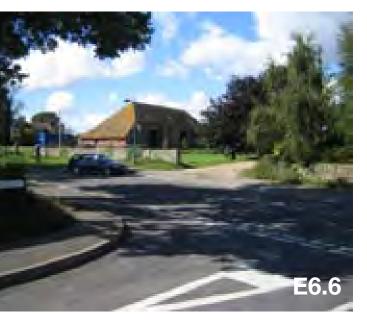
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