



Ashford Local Development Framework Landscape Character Study

for Ashford Borough Council & English Partnerships

ASSESSMENT & DATA SET : Bethersden Farmlands

November 2005

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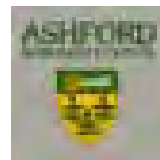
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Ashford Local Development Framework

Landscape Character Study

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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 woudl 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 Babbie/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.

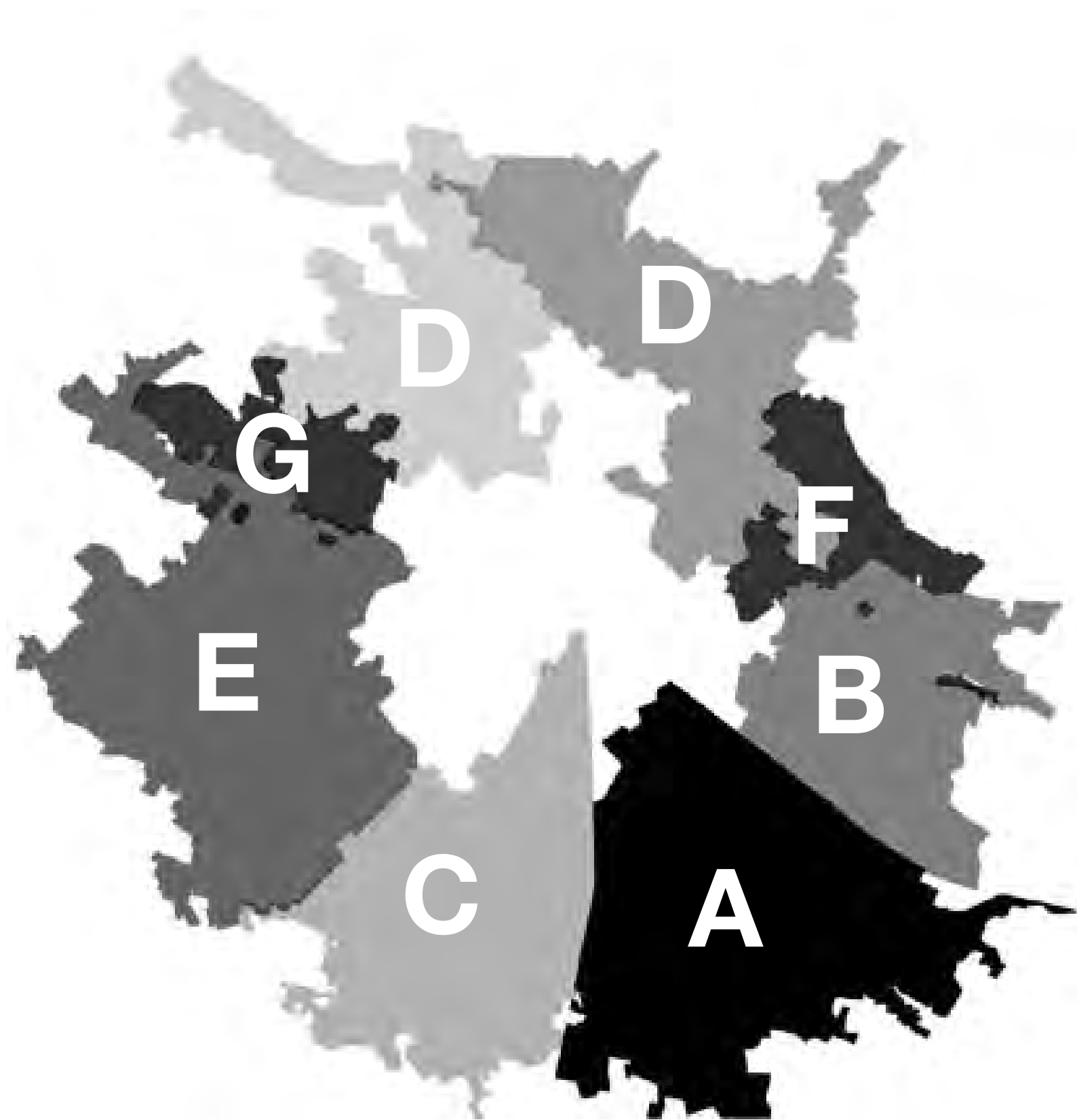
Each LDU is numbered, each filed photograph carries the LDU reference and a photograph location number reference - e.g. D1.3 for LDU D1, third photograph location. The photographs have been saved as jpegs and were generally taken at 1Gb resolution. This data set includes the location maps for the key photographs taken of each LDU. The photogrpahs 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.

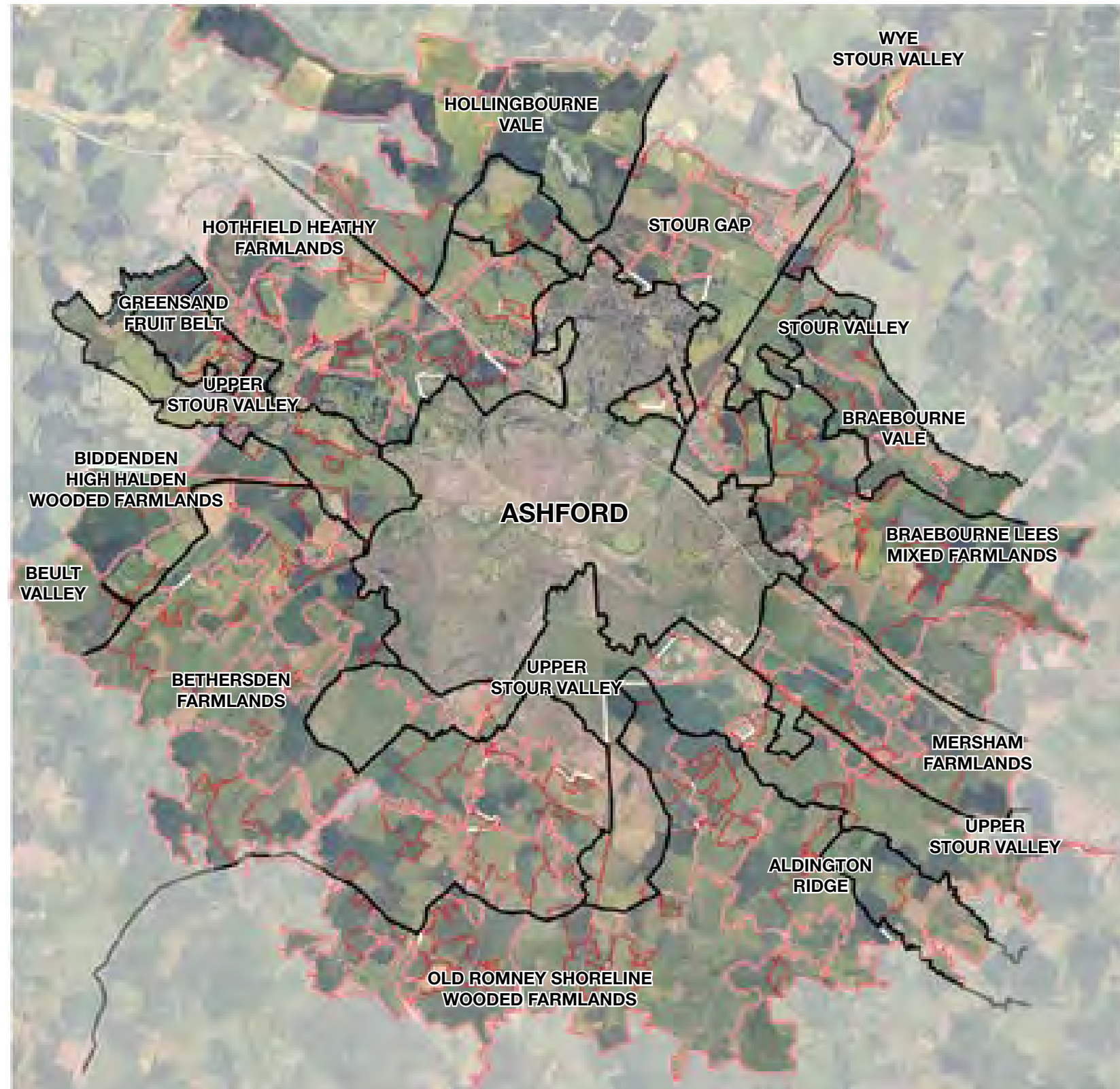
For the assessments the LDUs were grouped by similarity into large blocks we have called District Landscape types (DLT). The 58 DLTs were assessed to fall into one of nine categories used by the County Landscape Character Study. A team of four senior landscape architects and ecologists visited each area 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.

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Studio Engleback November 2005



Study Area Fieldwork Sectors



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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



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 20th 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 tranquil.

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.

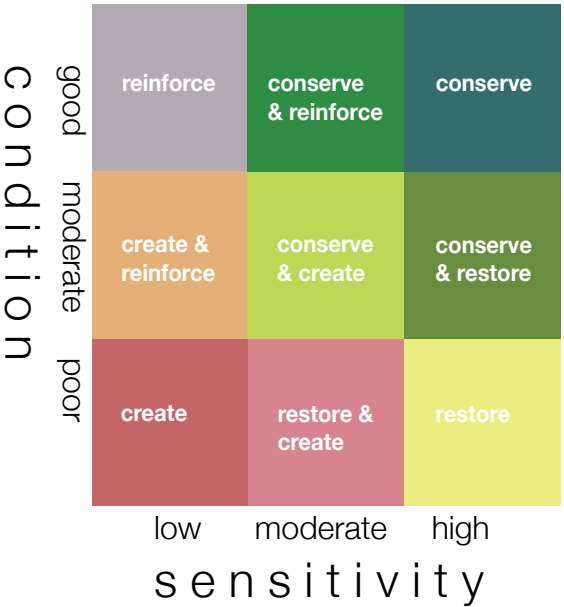
The physical attributes of the landscape are considered in conjunction with the historical and cultural influences, nature conservation interests and landuse. These factors are analysed further in the field to determine the key characteristics, aesthetics, visual unity, ecological integrity, condition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

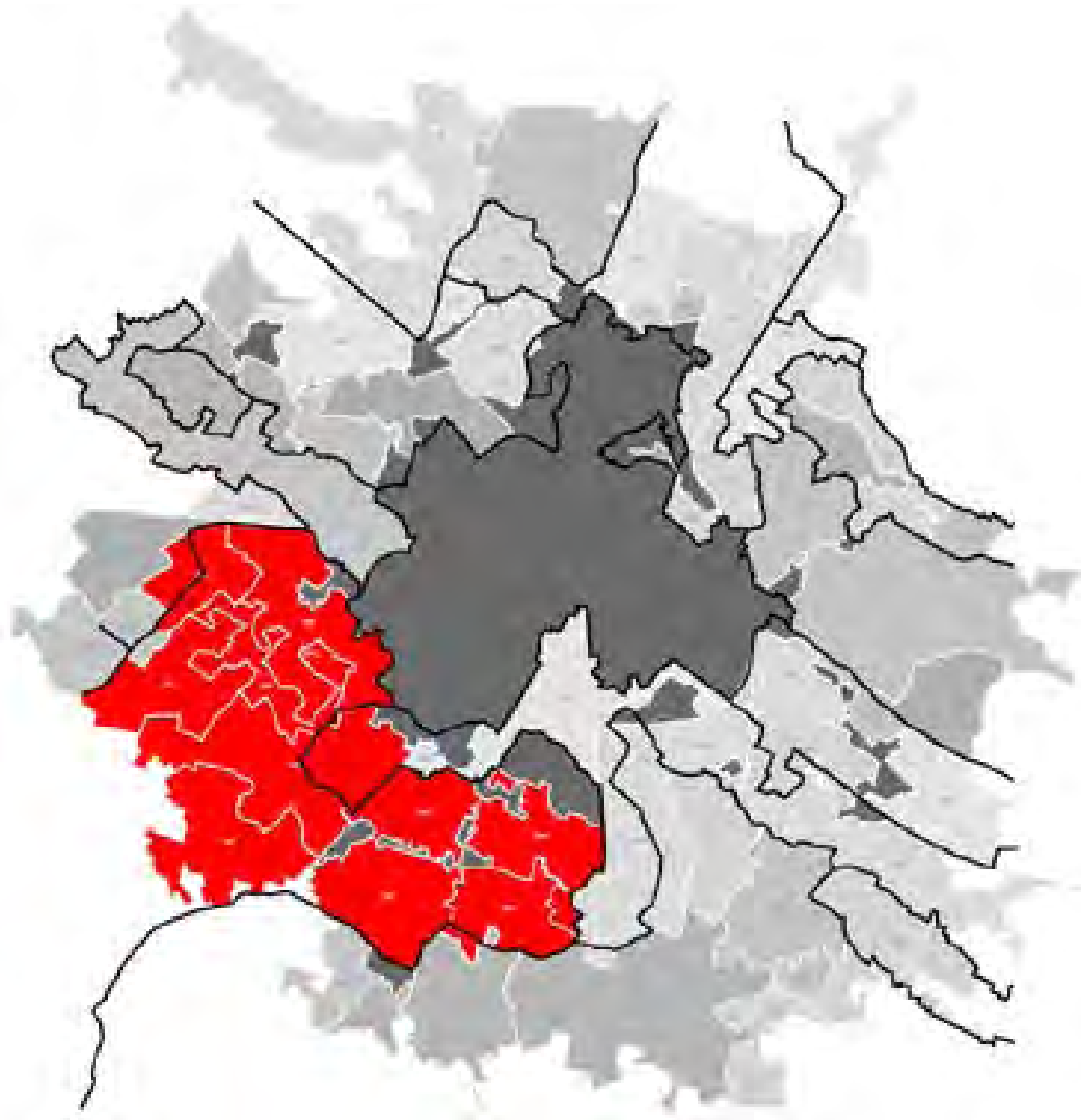
Condition describes the integrity and unity of the landscape such as its functional integrity and visual unity - for example an urban fringe with many detracting elements and loss of unifying features will be of poor condition.

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

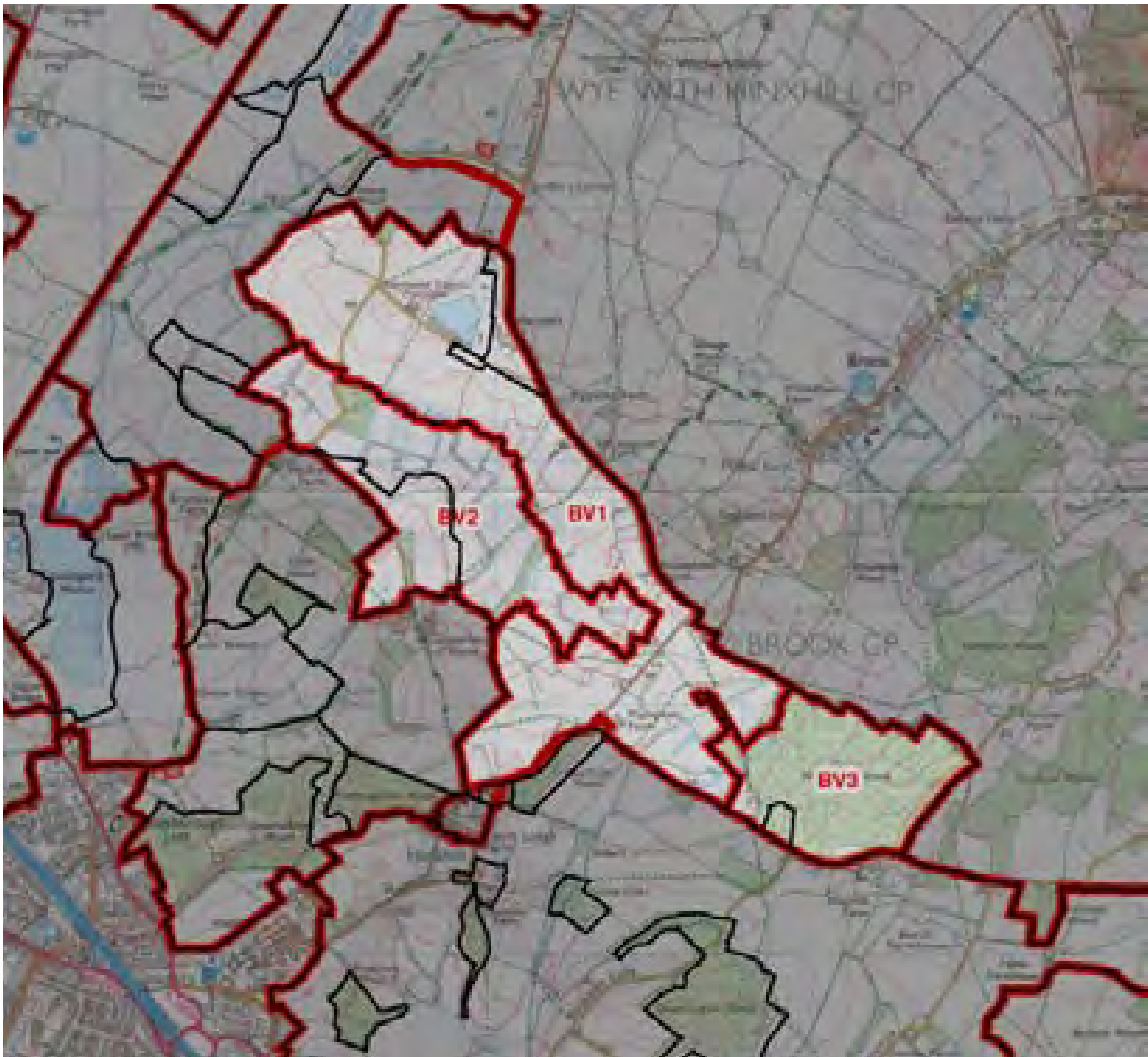
Capacity determines the ability of the landscape to accommodate change without causing loss of the essential character and local distinctiveness. Capacity will vary according to the type and nature of change being proposed.

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.





Location of Bethersden Farmlands



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Location of Landscape Description Units and District Areas in Bethersden Farmlands

Landscape context



Geology



Flooding



Heritage

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Geology

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

Flooding

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

Heritage

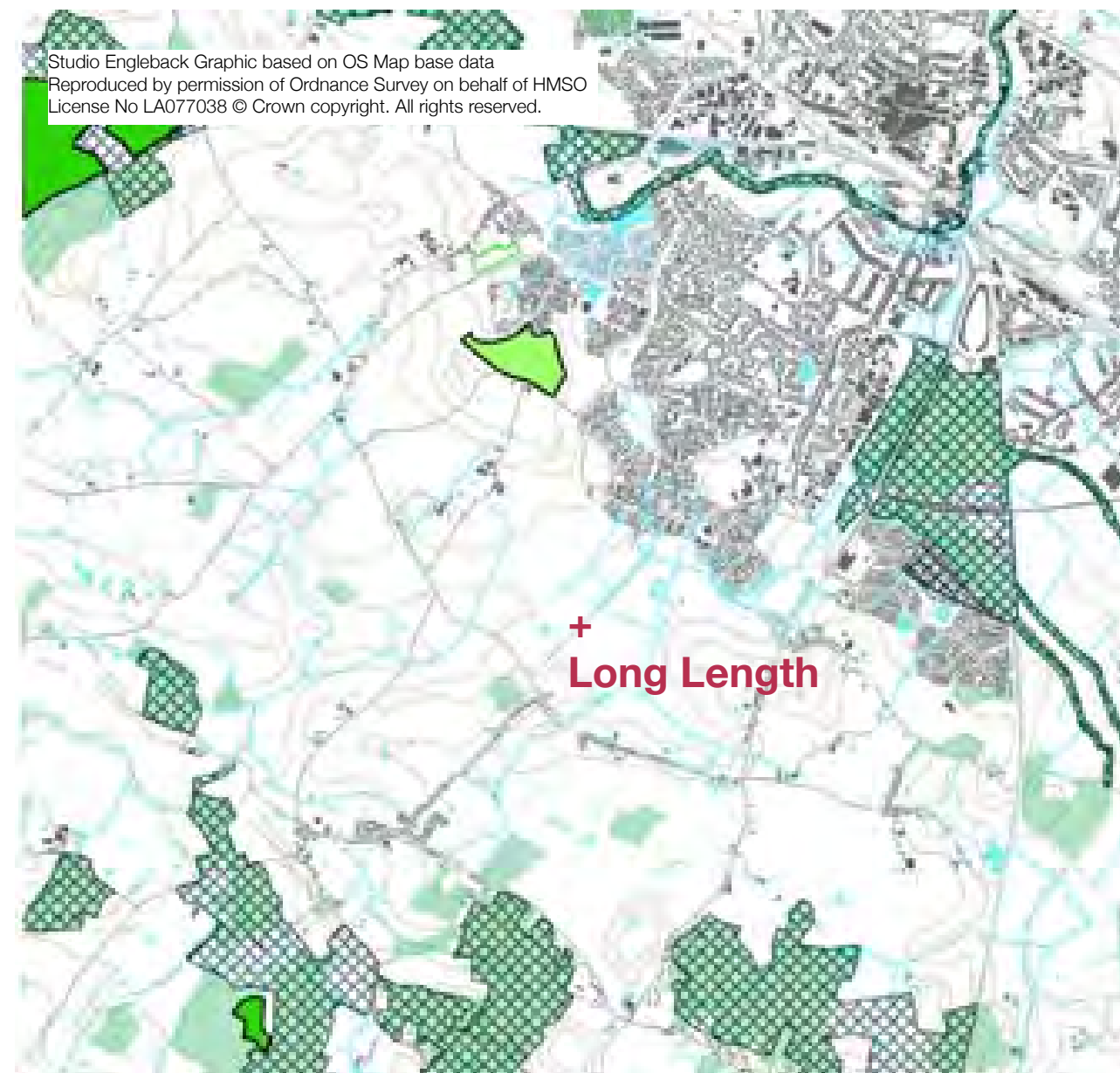
The historic centres of Great Chart and Kingsnorth are designated Conservation Areas.

Ecology

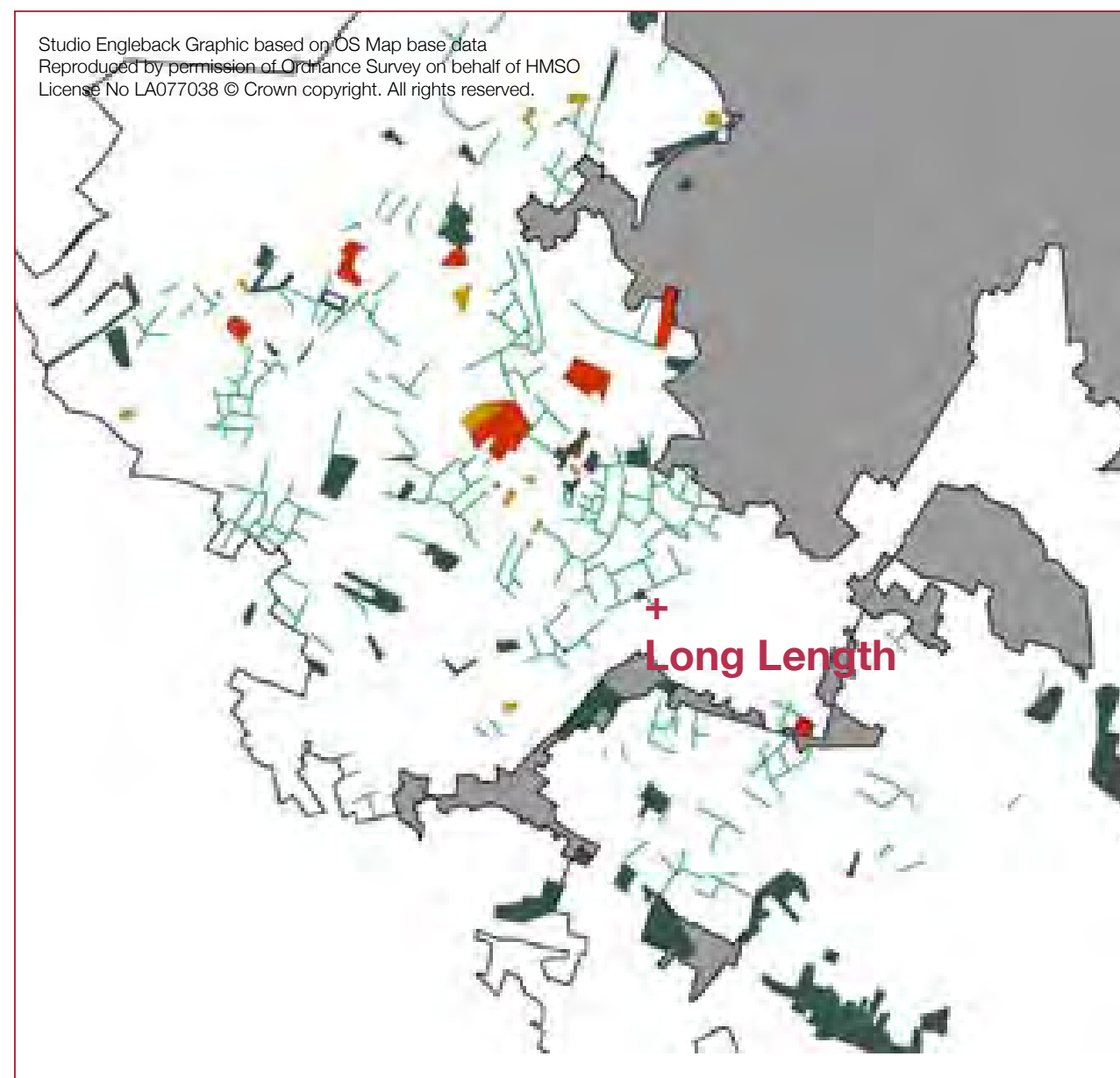
The area of recently planted woodland on the edge of Singleton is a Millenium Woodland.

Features lost since the 1870s

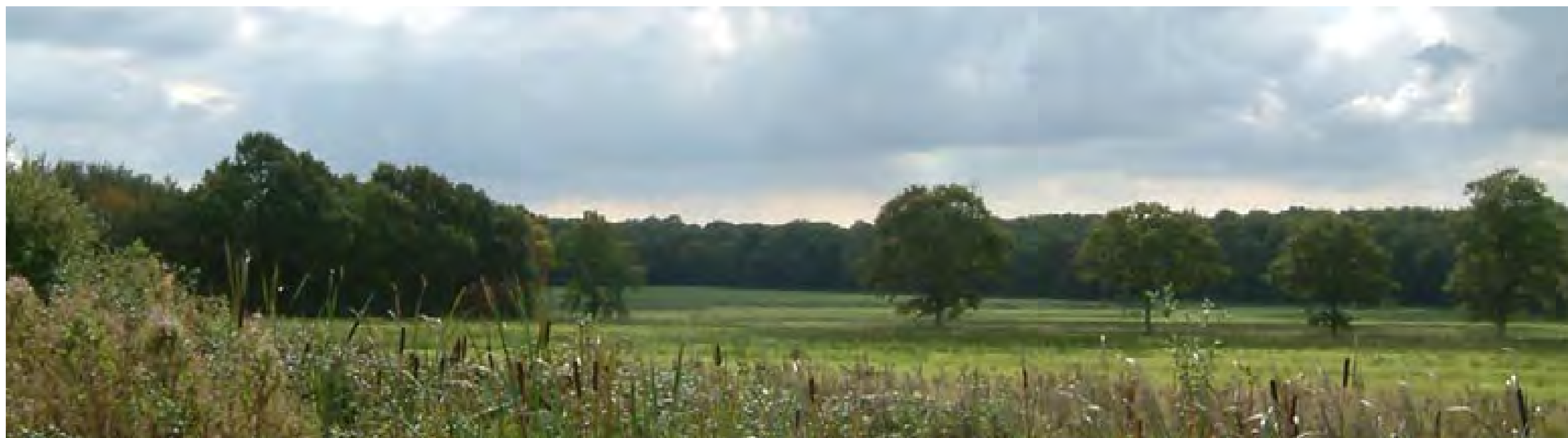
The old plans reveal a patchwork of small to medium sized fields dotted with hedgerow trees and small orchards adjacent to the farms. The 1908 plan showed two major orchards on the south facing greensand ridge to Mock Lane. The area around Chilmington Green has undergone the most radical change, far 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.



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.

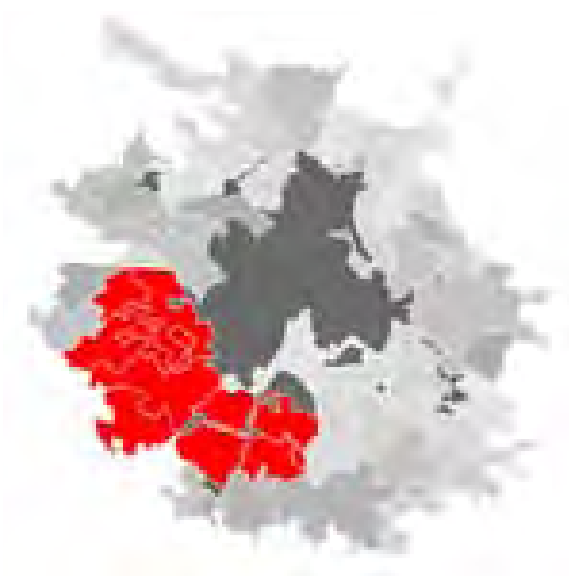
To the north of Shadoxhurst and south of Magpie Hall Lane the land is farmed less intensively with small to medium sized pasture, paddocks and arable fields with generally strong hedgerows and mosaic of scattered woodlands such as Coldblow Wood and Coxland Wood comprising oak/ ash woodland and former 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 quarry, 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.

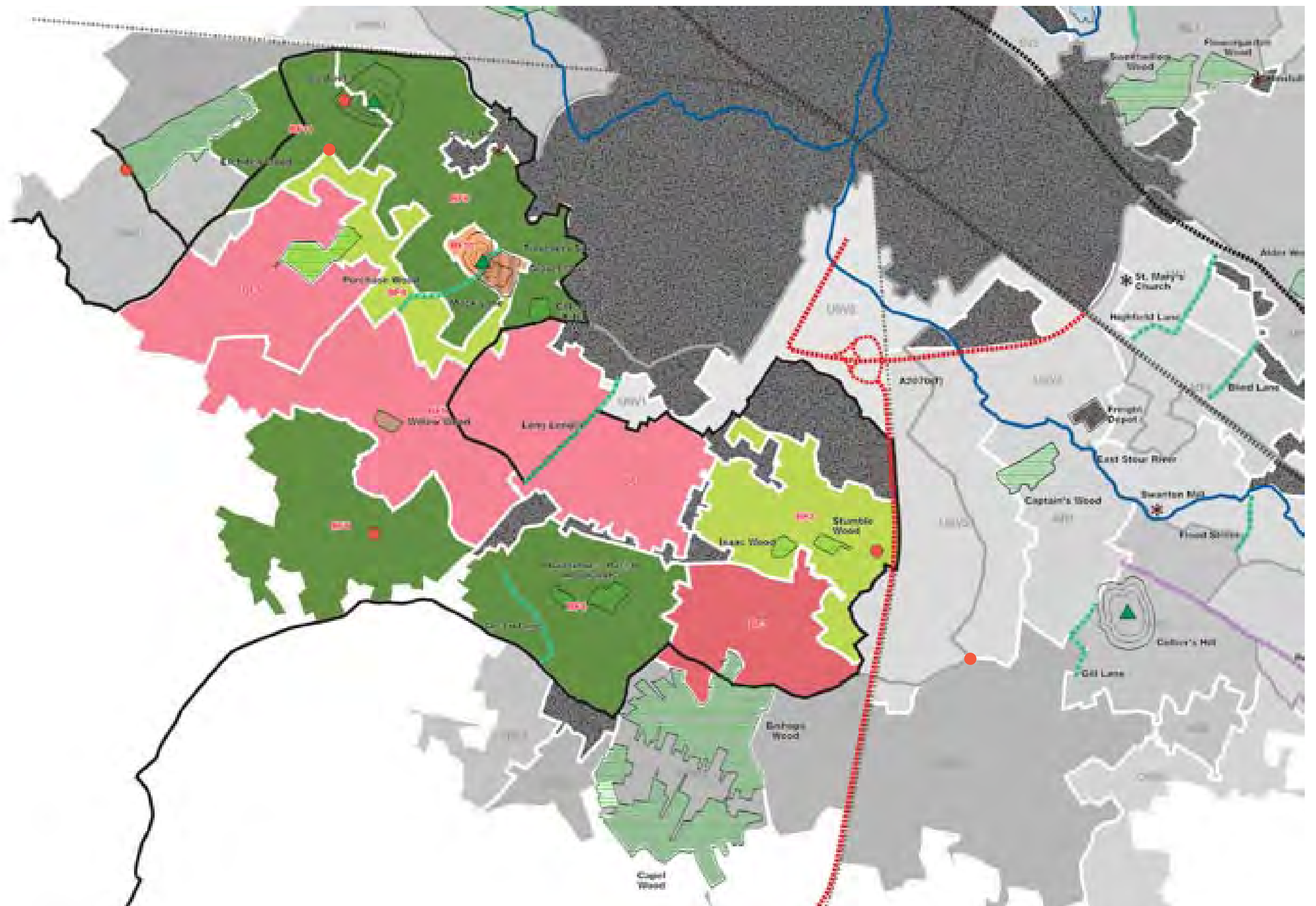
To the north west of Great Chart the land gently rises to the ridgeline and prominent knoll with oast at Goldwell. The large arable fields are intensively farmed and hedgerows have been removed giving extensive views.



Location of Bethersden Farmlands

reinforce	conserve & reinforce	conserve
create & reinforce	conserve & create	conserve & restore
create	restore & create	restore











Policy recommendation



Distinctive Elements



- Key**

 -  Church
 -  Historic Building
 -  Oast House
 -  Hilltop/ Scenic Views
 -  River Stour
-  Green Lane
 -  Roman Road
 -  Woods
 -  Parks
 -  Flooded Gravel Pits



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.



Great Chart
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 local surroundings.



Purchase Wood (E27.4)

Purchase Wood is a relic woodland and notable 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 (E32.2)

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)

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 detracts from the setting of the wood.



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



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.

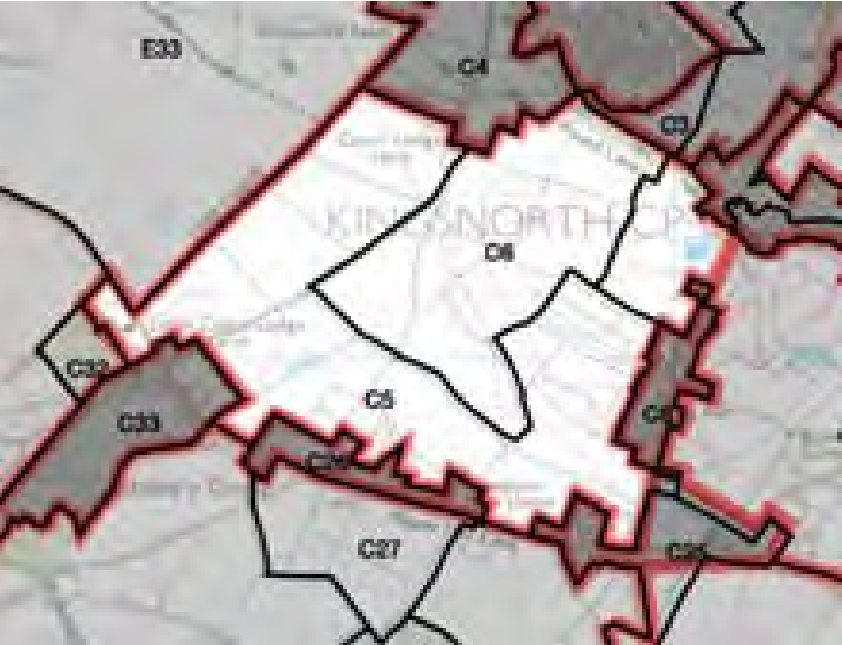


A2070 (A21.6)
The A road borders the eastern edge.



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:	moderate
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

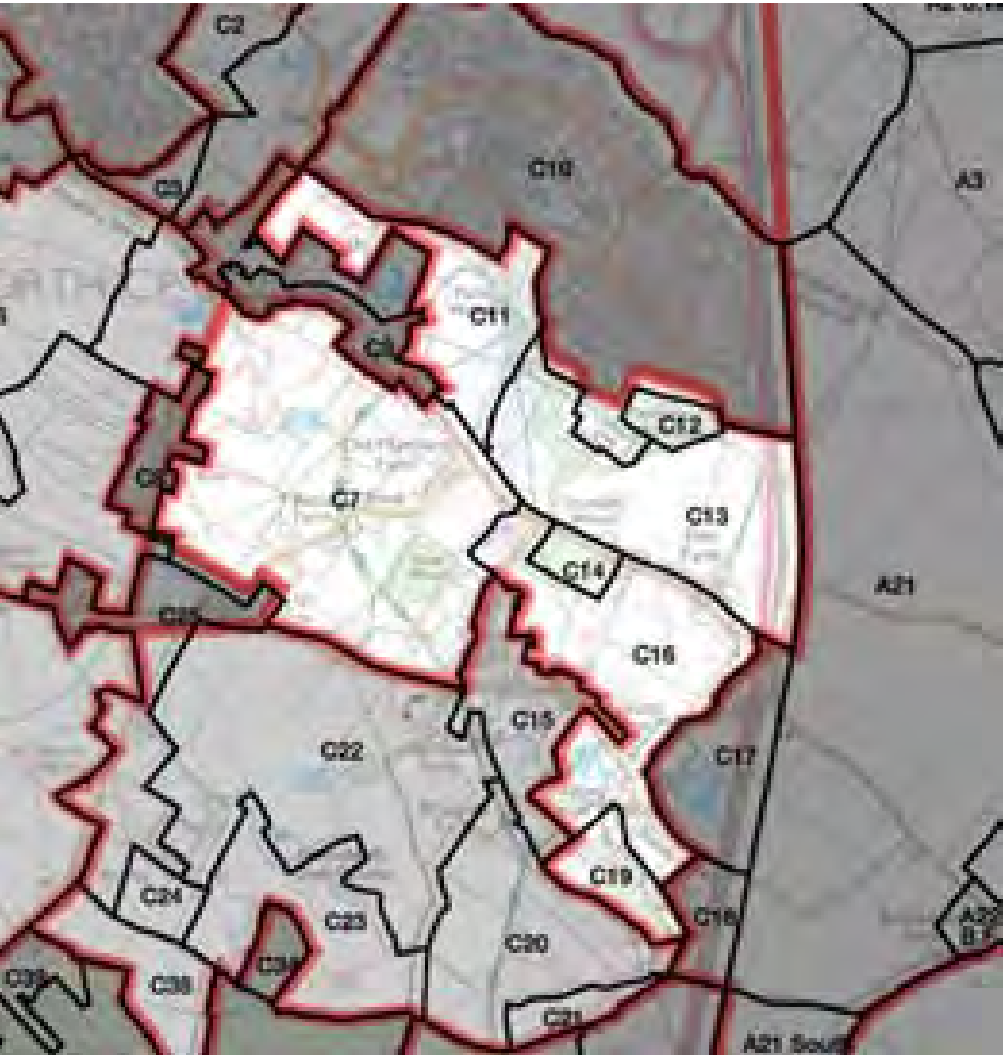
Sense of place:	moderate
Landform:	high
Extent of tree cover:	moderate
Visibility:	high

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.
- Woodlands of neglected hornbeam coppice with oak standards which include 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, 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	Detracting features:	moderate
Distinctiveness:	moderate	Cultural heritage:	moderate
Ecology:	moderate	Functionality:	high

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

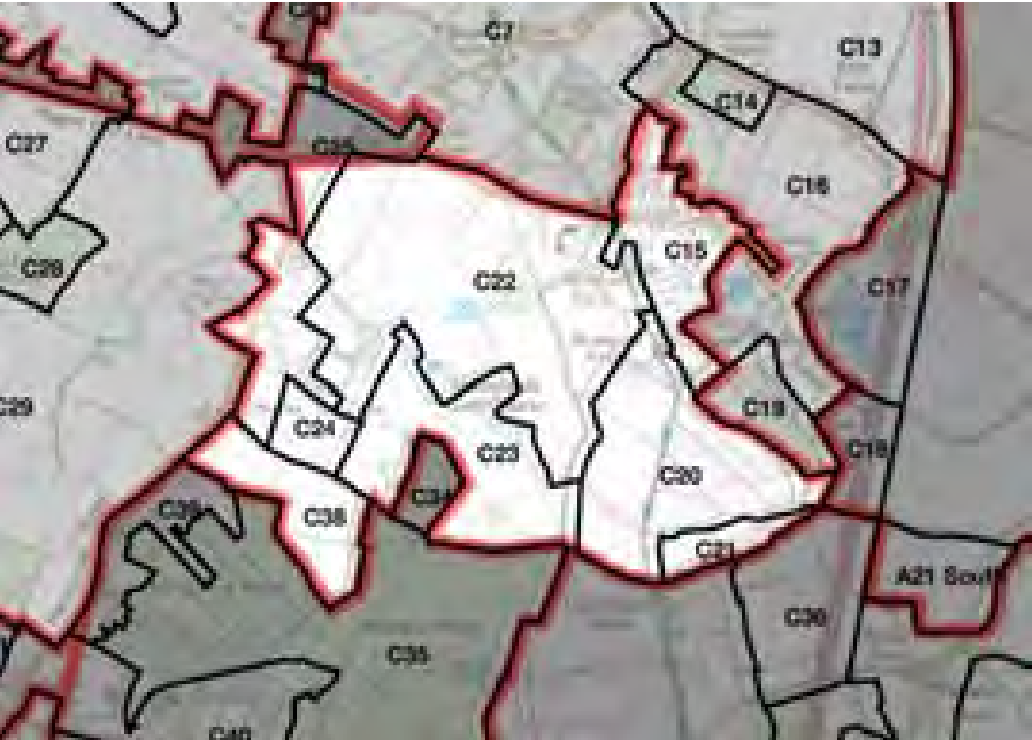
Sense of place:	moderate
Landform:	moderate
Extent of tree cover:	moderate
Visibility:	moderate

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

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

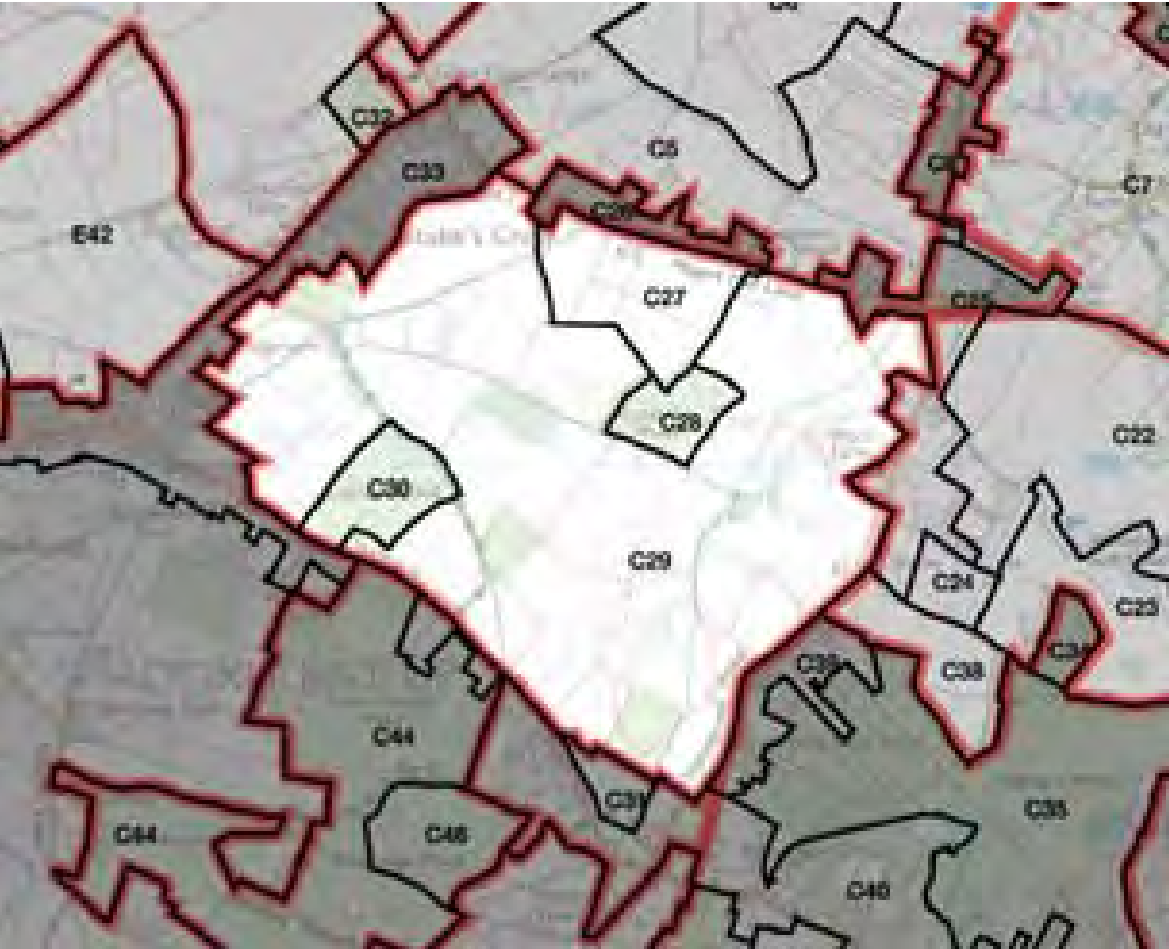
Sense of place:	low
Landform:	moderate
Extent of tree cover:	moderate
Visibility:	moderate

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

POLICY RECOMMENDATIONS

create

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 fields 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

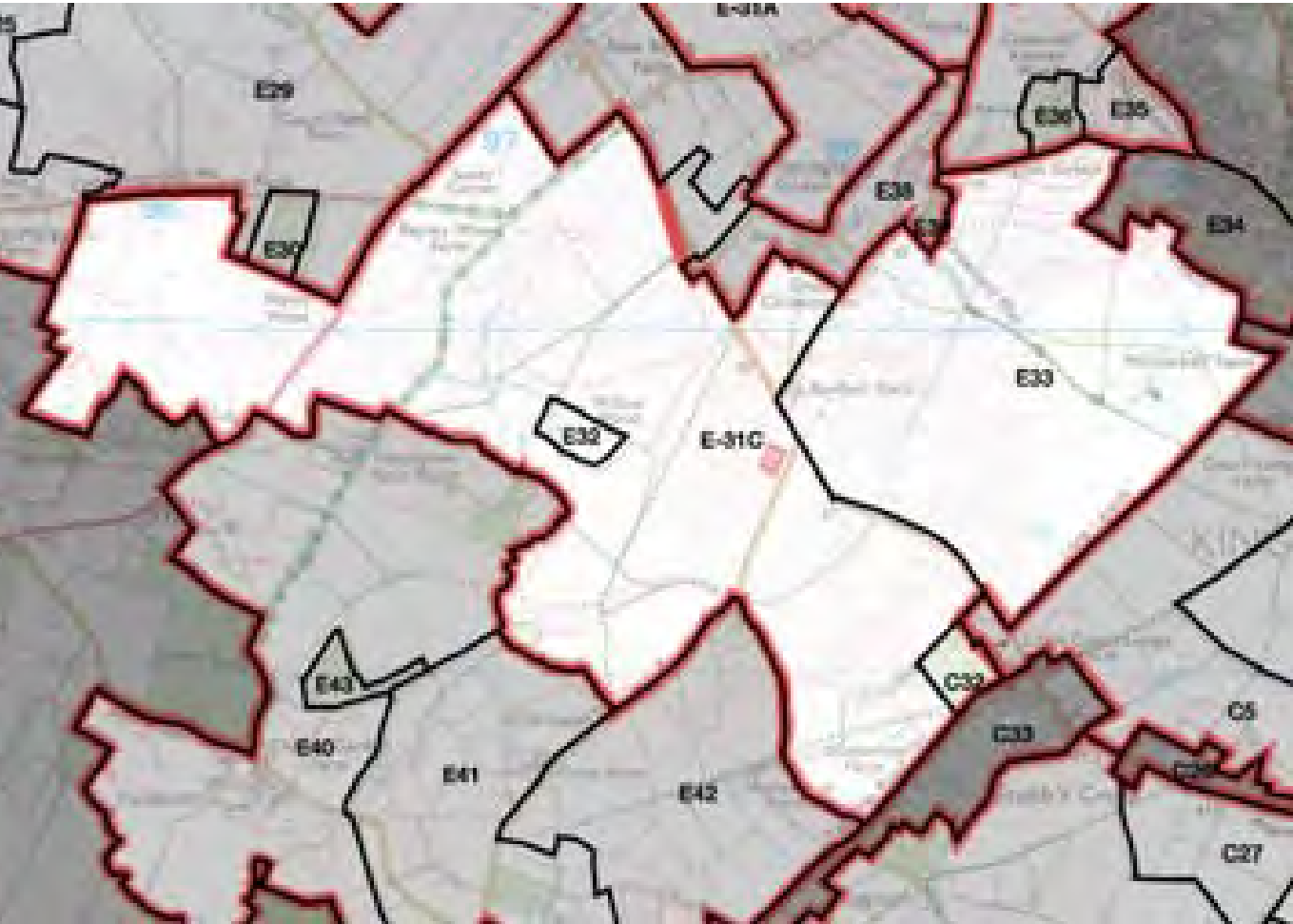
The diverse mix of woodland and farmed landscape gives a distinctive character and a moderate sense of place. The land rises 10m to 50m in the southeast corner, however the visibility is varied due to intervening clumps of trees and hedgerows.

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 leaving remnant hedgerow trees isolated in the middle of vast fields. In other places there 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.
- The area is crisscrossed by a network of footpaths – the Greensand Way and two byways.
- Expansive views, especially around Coleman's Kitchen Wood but these are contained in proximity to Long Length.

ANALYSIS

Condition

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

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

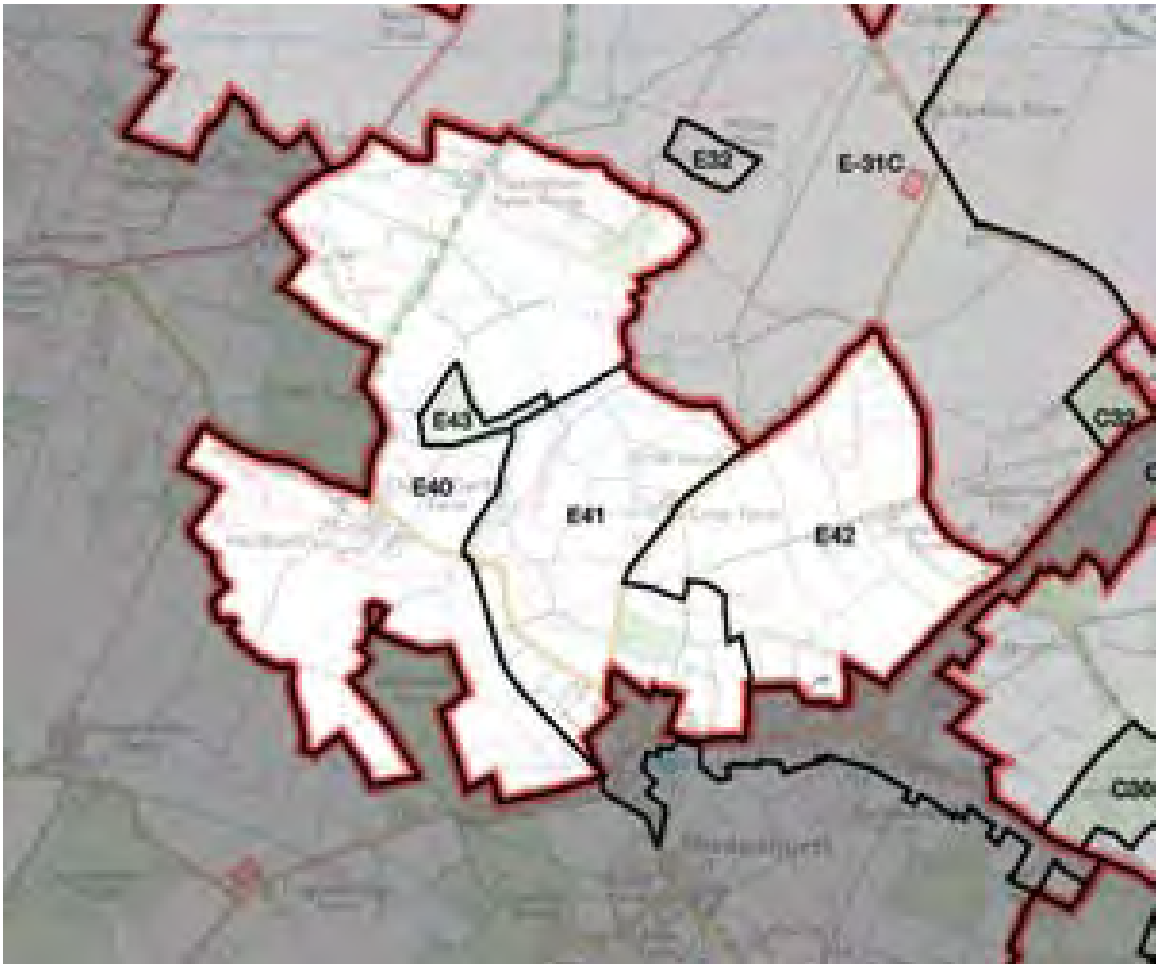
The area has a distinctive character in terms of the level wide open fields devoid of hedgerows with expansive views, but has a weak sense of place and continuity. It is highly visible with long distance views, especially on the gentle slopes towards Coleman's Kitchen Wood.

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

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

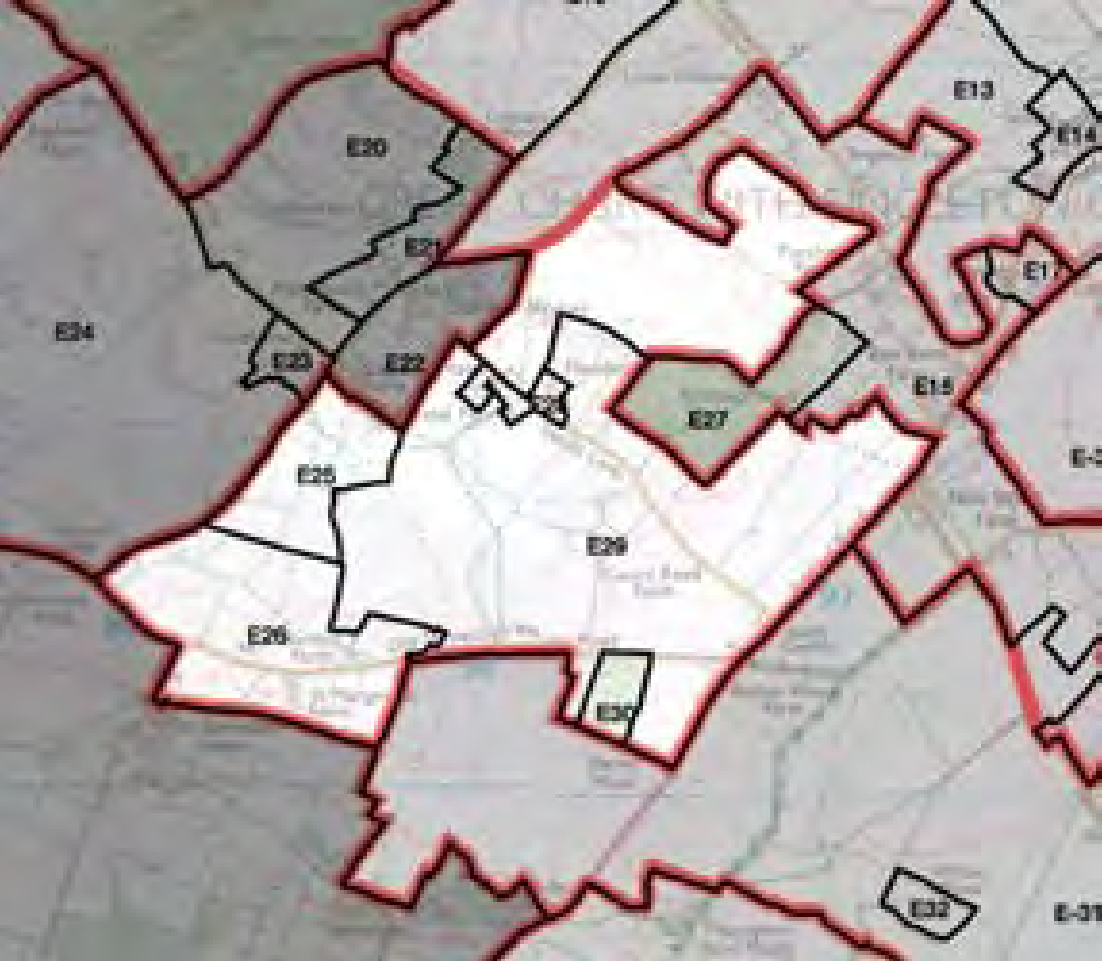
The mix of smaller fields with pasture and arable enclosed by high hedgerows and woodlands and undulating topography falling gently to the south gives the area has an intimate and timeless quality and strong sense of place. Generally views are restricted, but there are there are longer distance views 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

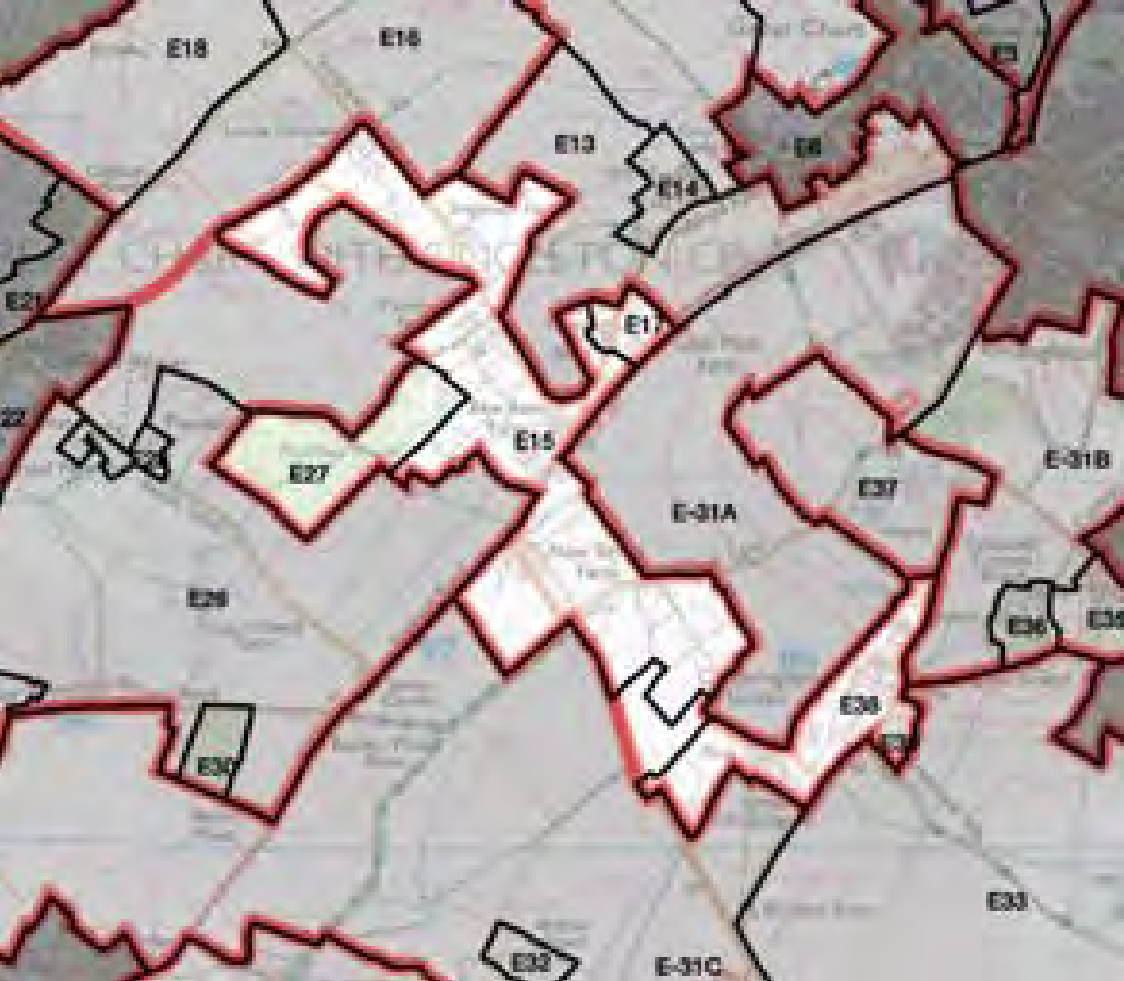
The area has a discordant feel and poor sense of place with intermittent visibility.

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

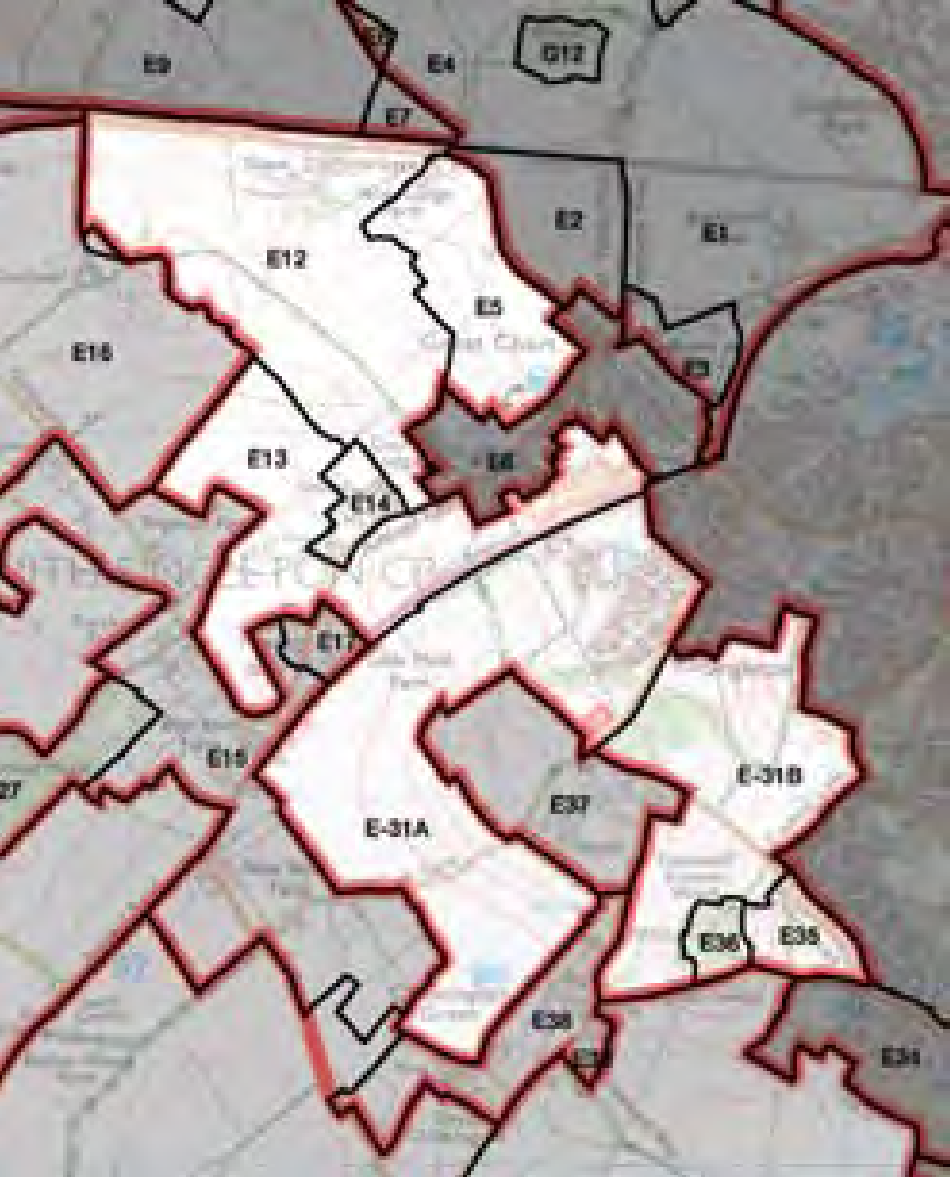
Sense of place:	high
Landform:	moderate
Extent of tree cover:	moderate
Visibility:	moderate

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

POLICY RECOMMENDATIONS

conserve & create

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

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

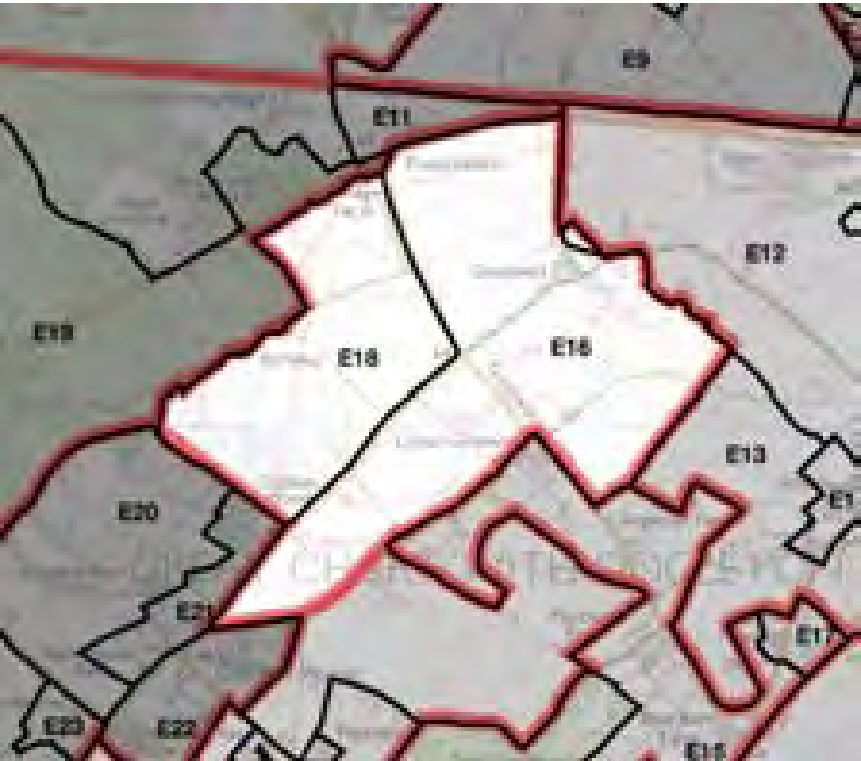
A chaotic and unkempt feel with intermittent visibility.

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

Date: 30/09/04

Location: C5 East of Long Length

Map reference: TQ993388

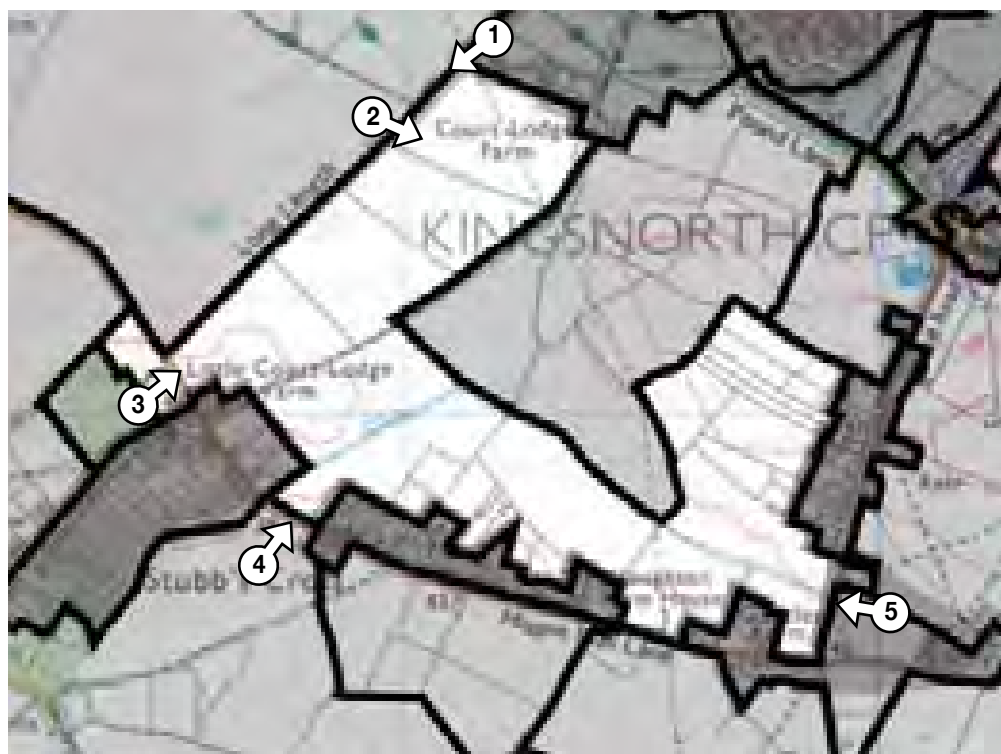
Context: Kent LCA: Bethersden Farmlands HLT: 1.10 Medium regular with straight boundaries			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform Rises gently in NE corner	Views Out W to farmland across Long Length, otherwise inward looking
TREE COVER	Dominant Apparent Insignificant	Key visual elements Intermittent hedgerow trees	Views within Medium, 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 characteristics – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary Sheep grazing		Other Arable
Woodlands	Heritage features		Species
Hedgerow trees	Heritage features Intermittent		Species Oak, ash
Other trees	Heritage features		Species Poplars in NE corner
Field Boundaries	Heritage features Dry ditch, hedge, stock fences		Species Hawthorn, blackthorn, field maple, rose
Highways	Verges Long Length		Other features Very long linear tree tunnel to north, strong hedge to south
Buildings	Villages		Farmsteads
Other features	Pylons		

C5 ctd.

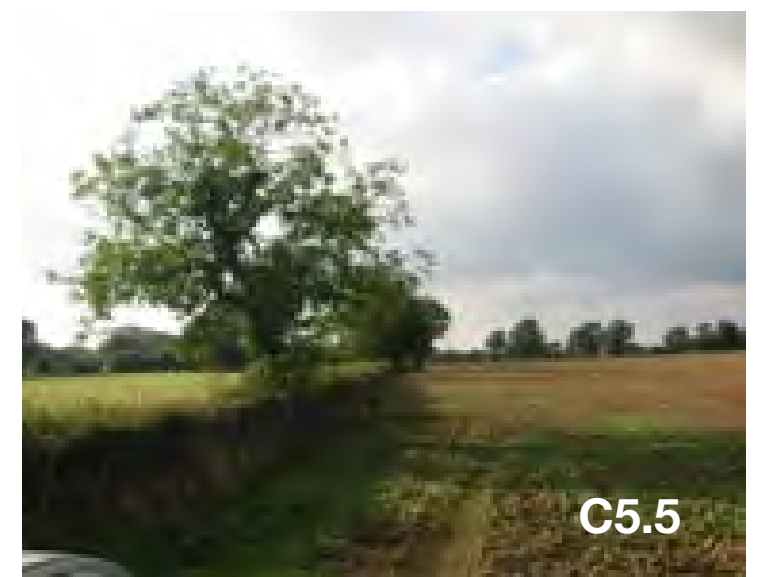
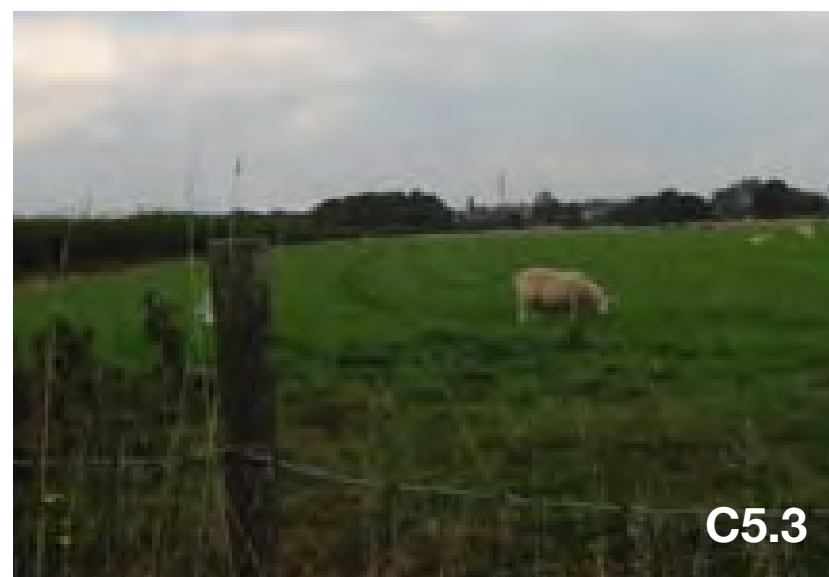
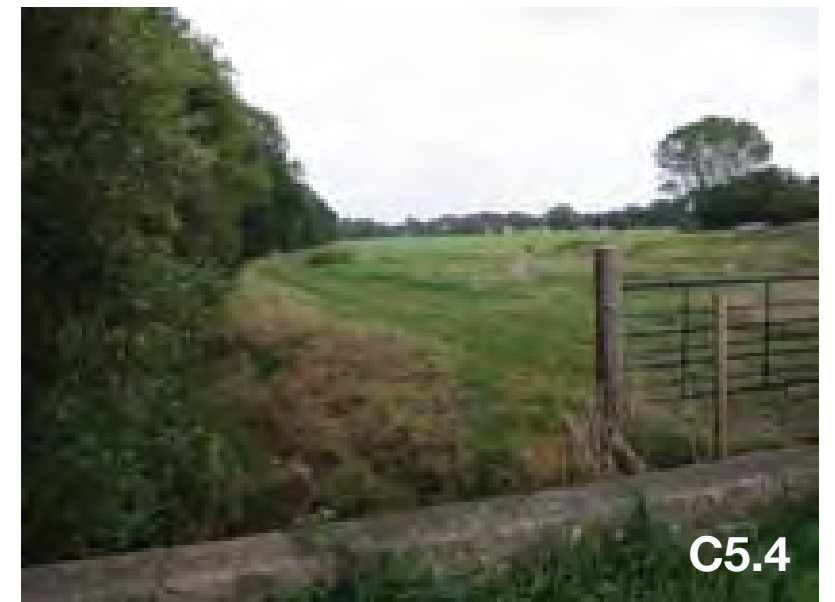
Brief description: Horse-shoe shaped parcel of mixed farmland, predominantly sheep grazing, bounded by Long Length to west, Magpie Hall Lane settlements to south and Ashford Road / south of Kingsnorth to east, and wraps around Court Lodge Farm Hill (C6) to north. Variable hedges, intermittent hedgerow trees, inward looking.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Pylons				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Some small ponds on map not surveyed due to private land	Ecological corridors Hedges, ditches, Long Length		<i>High</i> Moderate <i>Low</i>	
Intensity of land use Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent	Age structure mature	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Some very good hedges, some gappy. Some good stock fencing			<i>Good</i> Variable <i>Poor</i>
Other features				<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Pylons	Siting	Design Screened quite well by hedgerow trees	Extent	<i>High</i> Moderate <i>Low</i>



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Photograph locations/ direction

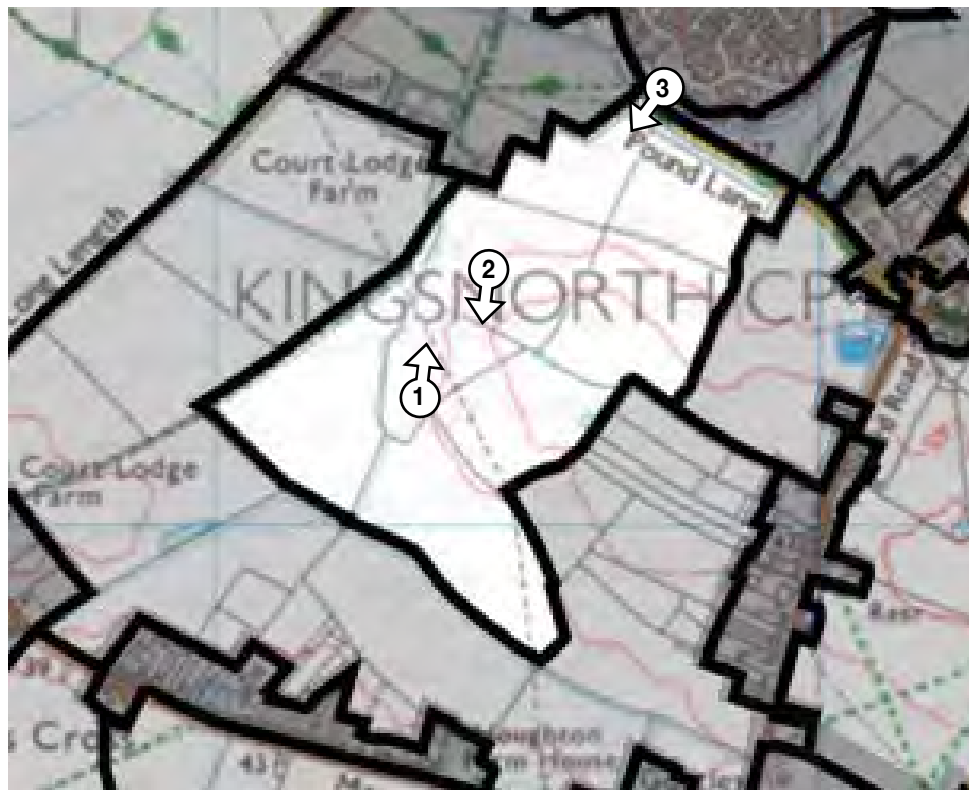


Context: Kent LCA: Bethersden Farmlands HLT: 1.15 Small rectilinear with wavy boundaries			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent+ Insignificant	Landform Distinctive hill S of Court Lodge Farm	Views Out From hill: N to Stanhope, south Ashford and Downs; W open farmland and woods; S to Stubbs Cross and Magpie Hall Lane; E restricted by trees
TREE COVER	Dominant Apparent Insignificant	Key visual elements hedgerow trees	Views within Open, but rising land
ENCLOSURE PATTERN	Dominant Apparent 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. Medium scale, no wavy boundaries
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Mixed farmland	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Hill	Species associations	
Farm type	Primary Sheep grazing	Other Arable	
Woodlands	Heritage features	Species	
Hedgerow trees	Heritage features Intermittent – better to N and E	Species Ash, oak, holly	
Other trees	Heritage features Dykes	Species Willow, ash, hawthorn	
Field Boundaries	Heritage features Stock fence and gappy hedges	Species Hawthorn, blackthorn	
Highways	Verges	Other features	
Buildings	Villages	Farmsteads	
Other features			

Brief description: Medium sized parcel of gently rolling open sheep pasture and arable farmland with remnant hedges, dyke and linear trees to N and E along hedge. Open views especially to N and W.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Pylons and hedge clearance, some dumping in dyke to south of Pound Lane			<i>Intact</i> Interrupted <i>Fragmented</i>	
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit	Ecological corridors Dykes, and gappy unlinked hedgerows	<i>High</i> <i>Moderate</i> Low+		
Intensity of land use Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent	Age structure mature	<i>Good</i> Variable <i>Poor</i>	
Field Boundaries	Gappy hedges, good quality stock fence		<i>Good</i> <i>Variable</i> Poor	
Other features			<i>Good</i> <i>Variable</i> <i>Poor</i>	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	<i>High</i> <i>Moderate</i> <i>Low</i>



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Photograph locations/ direction



C6.1



C6.2



C6.3

Date: 01/10/04Location: C7 Bond LaneMap reference: TR004388

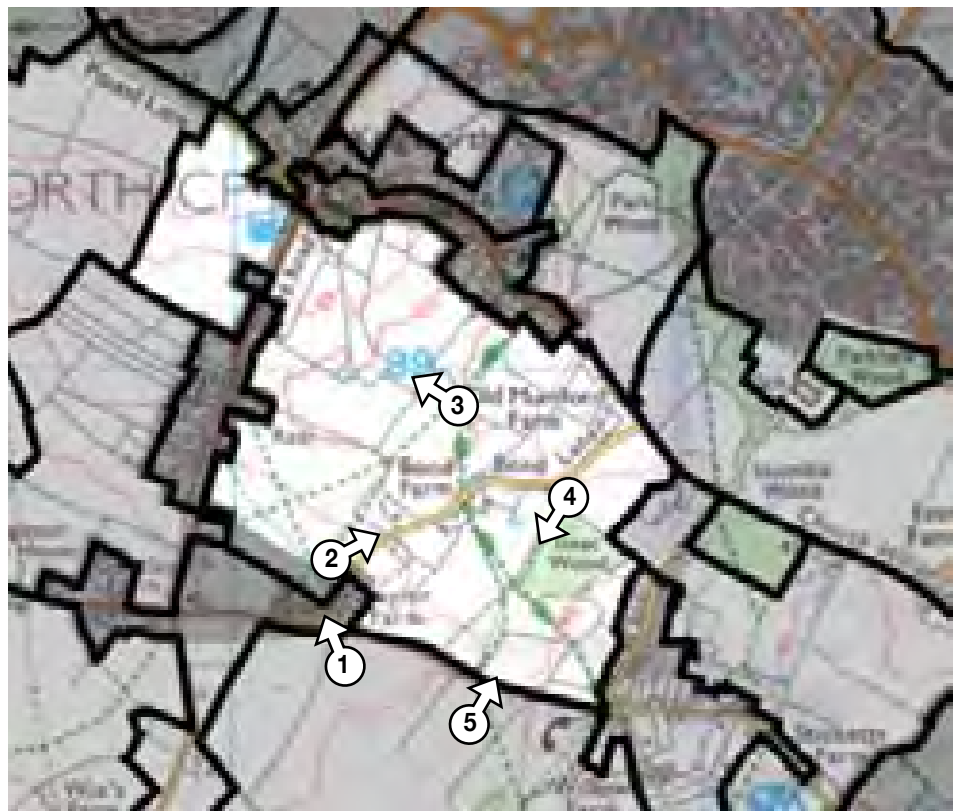
Context: Kent LCA: Bethersden Farmlands HLT: 1.16 Small rectilinear with wavy boundaries and ponds			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform	Views Out E, W and S, ?N (misty!)
TREE COVER	Dominant Apparent Insignificant	Key visual elements Wood and hedgerow trees	Views within Filtered
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedges and stock fencing, some ditches	Pattern Medium rectilinear, few wavy boundaries still evident
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Clustered farmsteads; Mixed arable and sheep and horses	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Ponds (small)		Species associations Willow and poplar
Farm type	Primary Mixed – arable and sheep		Other
Woodlands	Heritage features Isaac Wood		Species Hornbeam coppice, oak and ash standards
Hedgerow trees	Heritage features Intermittent		Species Oak, ash
Other trees	Heritage features Some oak standards near Isaac Wood		Species
Field Boundaries	Heritage features Stock fence, gappy hedges, some trimmed		Species Hawthorn, hazel, blackthorn
Highways	Verges 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		

C7 ctd.

Brief description: Square-shaped parcel of open, gently undulating mixed farmland and wood, arable and sheep grazing, variable gappy hedgerows, intermittent hedgerow trees. Bond Lane crosses parcel, Bond Farm forms an important feature. North east section of parcel crosses the main Ashford Road				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Ashford Road – very busy road – interrupts parcel to NW Portakabins, sheds, lorries etc. at back of Bond Farm. Reservoir.				<i>Intact</i> Interrupted <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Isaac Wood and small ponds		Ecological corridors Very gappy to W, better to E, especially near Bond Lane		<i>High</i> Moderate <i>Low</i>
Intensity of land use Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Some die back and dead trees	Age structure	<i>Good</i> Variable <i>Poor</i>	
Field Boundaries	Gappy hedges, some untrimmed			<i>Good</i> Variable <i>Poor</i>
Other features				<i>Good</i> Variable <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	<i>High</i> Moderate Low



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Photograph locations/ direction



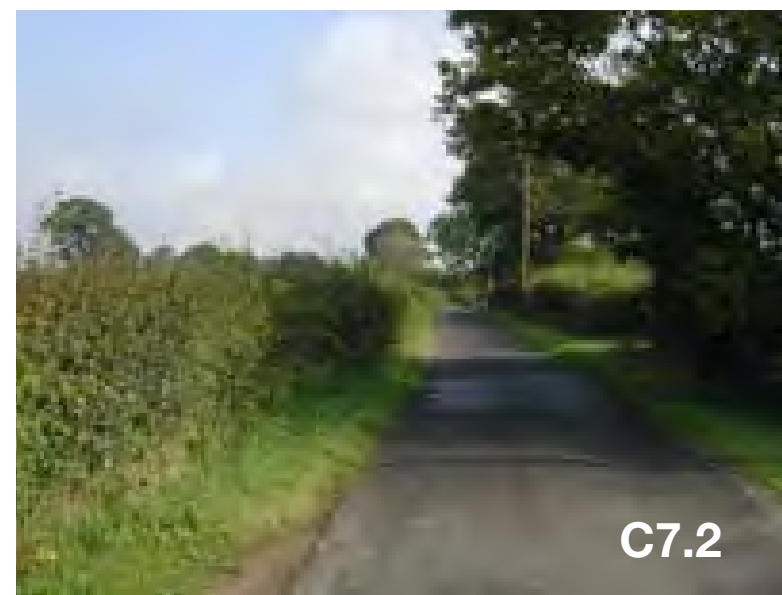
C7.1



C7.4



C7.3



C7.2



C7.5

Bethersden Farmlands

BF2: Kingsnorth Wooded Pasture

Date: 01/10/04

Location: C7 Bond Lane

Map reference: TR004388

Context: Kent LCA: Bethersden Farmlands HLT: 1.16 Small rectilinear with wavy boundaries and ponds			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform	Views Out E, W and S, ?N (misty!)
TREE COVER	Dominant Apparent Insignificant	Key visual elements Wood and hedgerow trees	Views within Filtered
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedges and stock fencing, some ditches	Pattern Medium rectilinear, few wavy boundaries still evident
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Clustered farmsteads; Mixed arable and sheep and horses	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Ponds (small)		Species associations Willow and poplar
Farm type	Primary Mixed – arable and sheep		Other
Woodlands	Heritage features Isaac Wood		Species Hornbeam coppice, oak and ash standards
Hedgerow trees	Heritage features Intermittent		Species Oak, ash
Other trees	Heritage features Some oak standards near Isaac Wood		Species
Field Boundaries	Heritage features Stock fence, gappy hedges, some trimmed		Species Hawthorn, hazel, blackthorn
Highways	Verges 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		

C7 ctd.

Brief description: Square-shaped parcel of open, gently undulating mixed farmland and wood, arable and sheep grazing, variable gappy hedgerows, intermittent hedgerow trees. Bond Lane crosses parcel, Bond Farm forms an important feature. North east section of parcel crosses the main Ashford Road				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Ashford Road – very busy road – interrupts parcel to NW Portakabins, sheds, lorries etc. at back of Bond Farm. Reservoir.				<i>Intact</i> Interrupted <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Isaac Wood and small ponds		Ecological corridors Very gappy to W, better to E, especially near Bond Lane		<i>High</i> Moderate <i>Low</i>
Intensity of land use Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Some die back and dead trees	Age structure	<i>Good</i> Variable <i>Poor</i>	
Field Boundaries	Gappy hedges, some untrimmed			<i>Good</i> Variable <i>Poor</i>
Other features				<i>Good</i> Variable <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	<i>High</i> Moderate Low



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C7.1



C7.3



Photograph locations/ direction



C7.2



C7.4



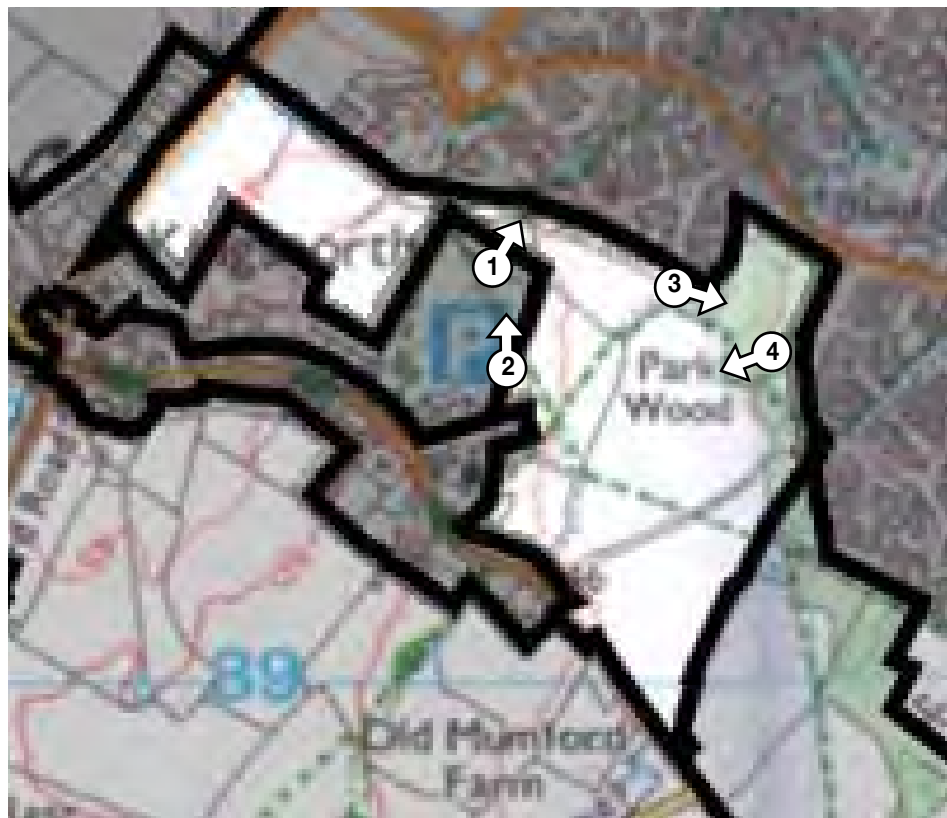
C7.5

Study Sector:		Kingsnorth (Map ref: TR008392)	
County Landscape Character Area:		Bethersden Wooded Farmlands	
Historic Landscape Character:		Irregular straight boundaries	
Boundaries:		Park Farm new housing to north east, C13 pasture and woodland to east, Kingsnorth settlements, recreation ground, school and church to south, Ashford Road to west	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Apparent – falling to west, otherwise insignificant	Views out (long/short/restricted) Restricted to n and s, some filtered views to e and w
TREE COVER	Dominant Apparent Insignificant	Key visual elements Apparent – woodland to e, hedgerow trees and new planting	Views within (filtered/framed/open/restricted) Framed and open in pasture, restricted in woodland
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Apparent – stock fencing, hedgerows and ditches	Pattern and scale Irregular, straight boundaries still evident
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Unsettled	Pattern Urban fringe with settlements visible to north, east and south
LANDUSE	Dominant Apparent Insignificant	Key visual elements Apparent neglected pasture & coppice	Seasonal variation Deciduous trees
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Pond		Species associations Poplar, willow, trolleys and sparganium
Landuse/farm type	Primary Neglected pasture		Other Coppice woodland
Woodlands	Coppice/plantation Park Wood and extensive new planting		Species Hornbeam coppice with oak standards, birch, holly, ash, hazel along n boundary, see C13 sheet for new planting
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Woodland, see above and frequent fine hedgerow trees		Species See above and hedgerow oaks, poplar by rec ground
Field boundaries	Hedges/ditches/stock fence/electric Hedges, rabbit fencing to new planting, old stock fencing and ditch		Species Thorn
Highways and footpaths	Major road/railway/local road/footpath/no public access New stiles and some resurfacing to existing footpath network		Other features (such as tree-lined lanes) None
Built features	Villages/settlements/farms/churches/oasts None		Urban edge/pylons/masts/new housing Very close to urban edge
Other features (such as moats)	None		

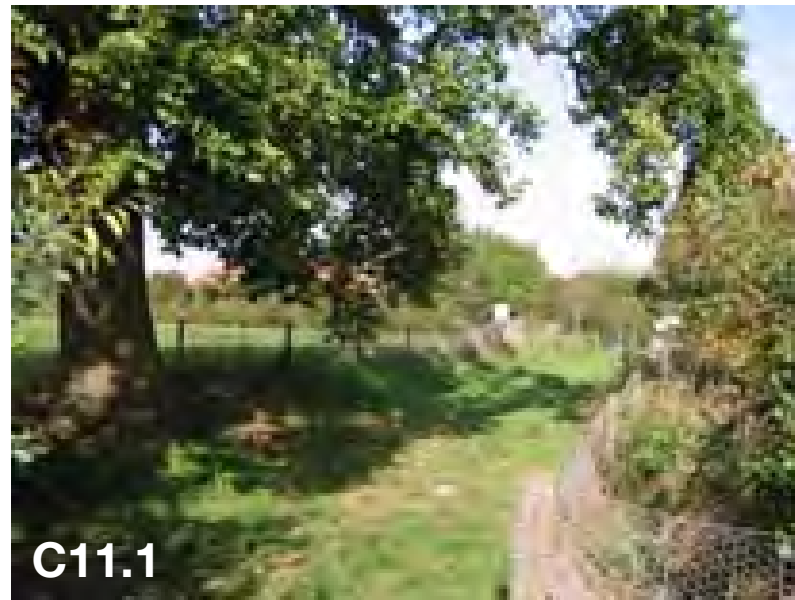
Brief summary description:				
Linear parcel of neglected pasture and woodland between Park Farm new housing and Kingsnorth village designated as country park. Well-used footpath network, many dog-walkers, some signs of vandalism, very important for recreational value and as buffer to urban edge.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Interrupted. This parcel is a landscape in transition, the new housing and high level of recreational use require active management for recreation and wildlife				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Continuous patch with scrub regeneration in pasture, pond and woodland		Ecological corridors and networks New planting provides links		High Moderate to high Moderate Low
Intensity of land use and habitat trend High level of human, dog and cat activity				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Mixed, new planting and unmanaged coppice, condition generally good, access should be restricted in wood		Good Variable Poor
Field Boundaries		Survival of historic field pattern and condition Fire in hedgerow to east, some hedges neglected and gappy, some good new hedgerow planting, condition variable		Good Variable Poor
Other features		Trolley dumping in pond, 4 wheel damage in wood		Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type New housing outside parcel but does affect parcel character	Siting	Design Successful screen planting	Extent	High Moderate Low Low



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Photograph locations/ direction



C11.1



C11.3



C11.2



C11.4

Date: 01/10/04

Location: C12 Park Lane Wood

Map reference: TR014390

Context: Kent LCA: Bethersden Farmlands HLT: 4.3 Other pre-1810 woodland			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform	Views Out N, S and E short views to adjacent fields
TREE COVER	Dominant Apparent Insignificant	Key visual elements Coppice with standards	Views within restricted through coppice
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Boundary ditch	Pattern
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Woodland	Seasonal variation Deciduous woodland
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary		Other
Woodlands	Heritage features Neglected coppice with standards		Species Hornbeam coppice, oak standards, sweet chestnut, ash
Hedgerow trees	Heritage features		Species
Other trees	Heritage features		Species
Field Boundaries	Heritage features Boundary hedge, ditch and fence		Species Hawthorn
Highways	Verges Footpath through wood		Other features
Buildings	Villages		Farmsteads
Other features			

C12 ctd.

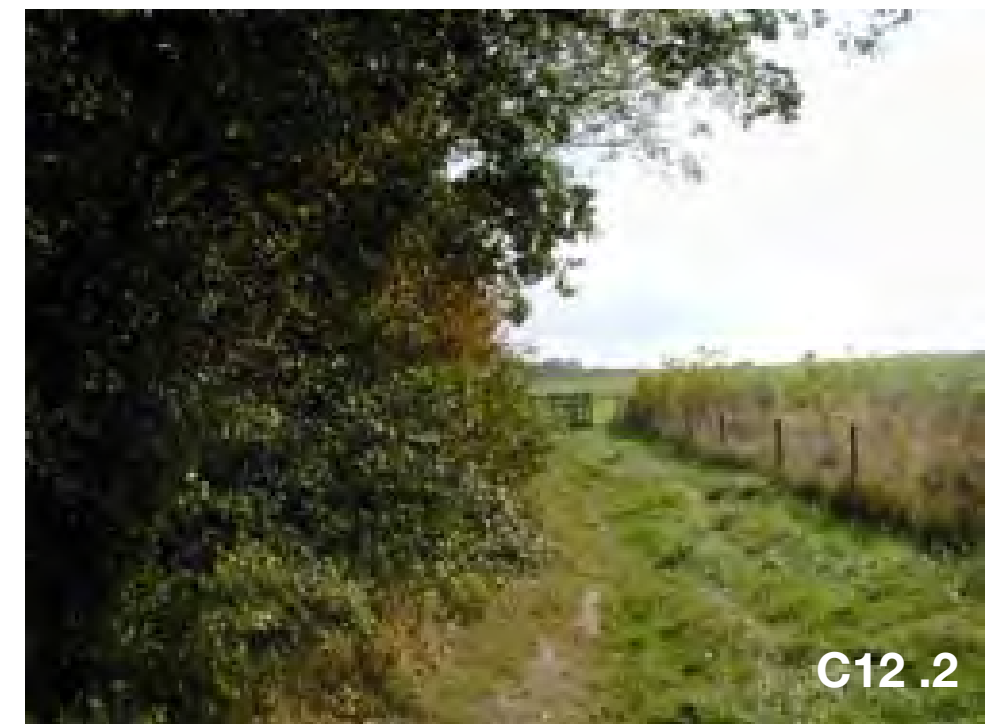
Brief description: Small parcel of neglected hornbeam coppice with oak standards. Lanes bound the wood to the north and west, pasture bounds to the south east. The wood is enclosed by a boundary ditch.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Traffic noise from A2070, localised evidence of informal play				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Small woodland block, needs management		Ecological corridors		High <i>Moderate</i> <i>Low</i>
Intensity of land use Low (unmanaged)				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Continuous	Age structure Mainly over mature coppice with standards	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Ditch, bank and hedge - neglected		<i>Good</i> Variable <i>Poor</i>	
Other features			<i>Good</i> <i>Variable</i> <i>Poor</i>	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	<i>High</i> <i>Moderate</i> <i>Low</i>



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Photograph locations/ direction



Date: 01/10/04 Location: C13 Finn Farm Map reference: TR014388

Context: Kent LCA: Bethersden Farmlands HLT: 7.1 Miscellaneous valley bottom paddocks and pastures			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent 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, especially to east
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Stock fencing, ditch and hedges	Pattern Large fields 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 variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Pond, extensive new native planting		Species associations
Farm type	Primary Sheep grazing		Other Arable
Woodlands	Heritage features Extensive new native planting		Species Woodland and understorey natives
Hedgerow trees	Heritage features Intermittent		Species Oak
Other trees	Heritage features		Species
Field Boundaries	Heritage features Ditches, hedges, stock fence. V fine hedge south of school		Species Notably species rich hedge south of school
Highways	Verges		Other features
Buildings	Villages		Farmsteads Finn Farm oasts
Other features			

C13 ctd.

Brief description: Rectangular parcel bounded by Park Farm to the north, A2070 to east, Church Hill lane to south and farmland to west. Open, gently rising mixed farmland and sheep grazing to the west, arable to the east. Extensive new native planting to south of Park Farm incorporating footpath, pond, ditches, hedges and linear woodland. Finn Farm housing cluster and oast is locally prominent.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Vast arable to east				<i>Intact</i> Interrupted <i>Fragmented</i>
Detractors: Park Farm very well screened by new planting; A2070 in cut and not apparent				
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit New woodland planting, pond		Ecological corridors Existing and new hedges and ditches		<i>High</i> Moderate <i>Low</i>
Intensity of land use Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent	Age structure Mixed, lots of new planting		Good <i>Variable</i> <i>Poor</i>
Field Boundaries	Lots of new planting, excellent species rich hedge south of school			Good <i>Variable</i> <i>Poor</i>
Other features	Oasts on Finn Farm			Good <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Park Farm new housing; School; A2070	Siting Very well screened by new planting	Design	Extent	<i>High</i> <i>Moderate</i> Low + Impact will lessen as planting matures



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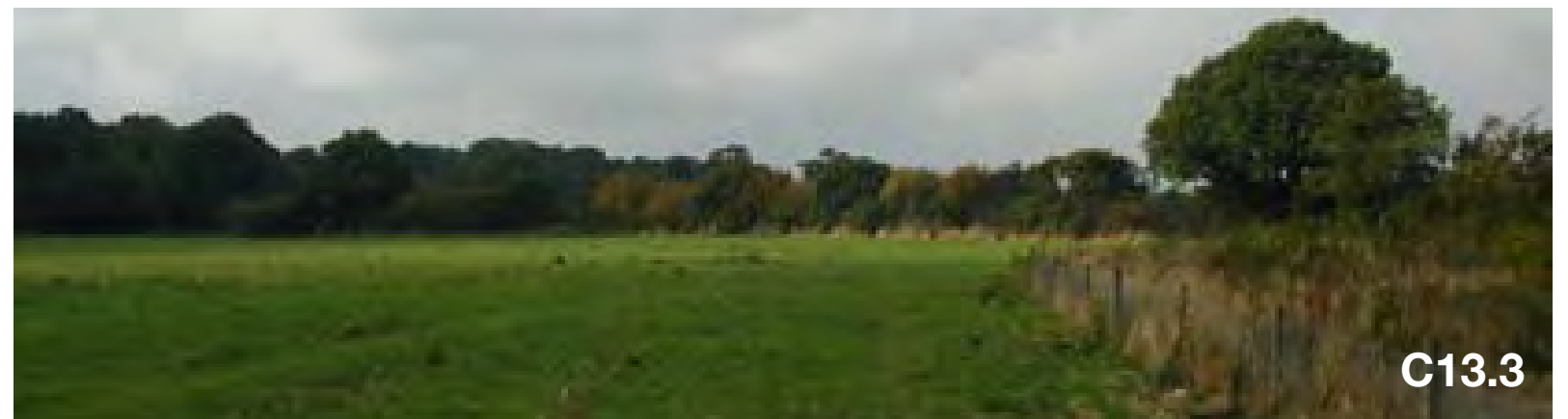
Photograph locations/ direction



C13.1



C13.2



C13.3



C13.4



C13.5

Date: 01/10/04 Location: C14 Stumble Wood Map reference: TR011386

Context: Kent LCA: Bethersden Farmlands HLT: 4.3 Other pre-1810 woodland			
Aesthetics – what is your overall impression of this area?			
TOPOGRAPHY	Dominant Apparent Insignificant	Landform	Views Out N, S and E short views to adjacent fields
TREE COVER	Dominant Apparent Insignificant	Key visual elements Coppice with standards	Views within restricted through coppice
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Boundary ditch	Pattern
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Woodland	Seasonal variation Deciduous woodland
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary		Other
Woodlands	Heritage features Neglected coppice with standards	Species Hornbeam coppice, oak standards, sweet chestnut, ash	
Hedgerow trees	Heritage features	Species	
Other trees	Heritage features	Species	
Field Boundaries	Heritage features Boundary hedge, ditch and fence	Species Hawthorn	
Highways	Verges Footpath through wood	Other features	
Buildings	Villages	Farmsteads	
Other features			

C14 ctd.

Brief description: Small parcel of neglected hornbeam coppice with oak standards. Lanes bound the wood to the north and west, pasture bounds to the south east. The wood is enclosed by a boundary ditch.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Traffic noise from A2070, localised evidence of informal play				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Small woodland block, needs management	Ecological corridors		High <i>Moderate</i> <i>Low</i>	
Intensity of land use Low (unmanaged)				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Continuous	Age structure Mainly over mature coppice with standards	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Ditch, bank and hedge - neglected		<i>Good</i> Variable <i>Poor</i>	
Other features			<i>Good</i> <i>Variable</i> <i>Poor</i>	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	<i>High</i> <i>Moderate</i> <i>Low</i>



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Photograph locations/ direction



Date: 01/10/04 Location: C16 S of Church Hill Map reference: TR013383

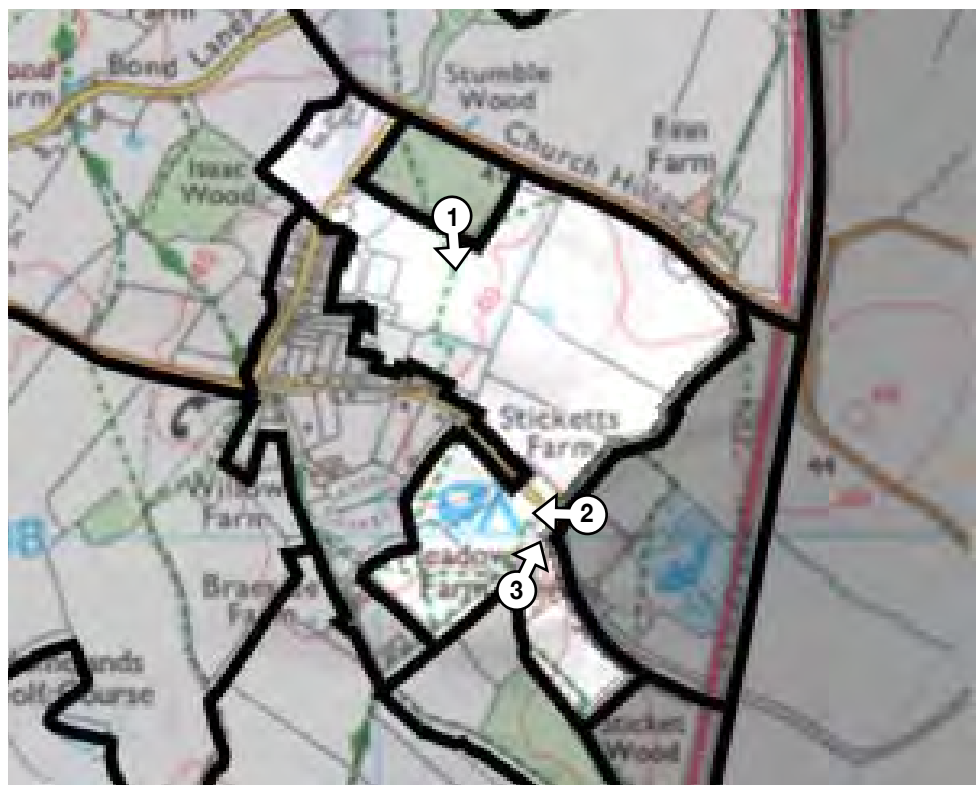
Context: Kent LCA: Bethersden Farmlands HLT: 1.9 Small regular with straight boundaries			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform Very gently undulating	Views Out N to Ashford and Downs, E across A2070, W and S restricted by Sticketts Farm
TREE COVER	Dominant Apparent Insignificant	Key visual elements Hedgerow trees	Views within Open across low hedges
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerows	Pattern Small to medium, regular
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Settlement to south. Sheep grazing and improved pasture.	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary Grazing pasture		Other Arable
Woodlands	Heritage features		Species
Hedgerow trees	Heritage features Standards		Species Oak, ash
Other trees	Heritage features Garden trees		Species
Field Boundaries	Heritage features Hedge and ditch		Species Hazel, hawthorn, hornbeam, field maple
Highways	Verges Mown verge		Other Features Dry ditch
Buildings	Villages		Farmsteads Meadow Farm to S and associated buildings, garages, stable etc.
Other features			

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 to the west. Views across farmland and A2070 to the east. Steed Lane crosses in the south of the parcel.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Traffic noise and visual impact of A2070 Localised visual impact of Meadow Farm				<i>Intact</i> Interrupted <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Pasture?		Ecological corridors Hedgerows, high and continuous in places. Drainage ditch.		<i>High</i> Moderate <i>Low</i>
Intensity of land use Moderate to low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Boundaries (hedges)	Age structure Mature	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Hedge and ditch			<i>Good</i> Variable <i>Poor</i>
Other features				<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Modern red brick with out buildings at Meadow Farm	Siting	Design	Extent Local impact only	<i>High</i> <i>Moderate</i> Low+



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Photograph locations/ direction



C16.1



C16.2



C16.3

Date: 01/10/04 Location: C19 Sticket Wood Map reference: TR0133777

Context: Kent LCA: Bethersden Farmlands HLT: 1.15 Small rectilinear with wavy boundaries			
Aesthetics – what is your overall impression of this area?			
TOPOGRAPHY	Dominant Apparent Insignificant	Landform	Views Out Filtered to north and east
TREE COVER	Dominant Apparent Insignificant	Key visual elements Remnants of Sticket Wood, hedgerow trees	Views within Filtered across hedges and hedgerow trees
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow, stock fence, ditches	Pattern Small scale, now straight boundaries only in places
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Grazing	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary Sheep grazing		Other
Woodlands	Heritage features Remnant hornbeam coppice at Sticket Wood		Species Hornbeam, birch, oak
Hedgerow trees	Heritage features Linear strips		Species Oak, ash
Other trees	Heritage features Former standards where wood has been grubbed out		Species Sweet chestnut, oak, ash
Field Boundaries	Heritage features Hedge, ditch, stock fence		Species Hornbeam, hawthorn
Highways	Verges		Other features
Buildings	Villages		Farmsteads
Other features			

C19 ctd.

Brief description: Small rectangular parcel of grazing pasture with remnant hornbeam coppice to east (Sticket wood) with evidence of extensive woodland clearance. Strong linear woodland / high hedges to west, but lower, trimmed gappy hedges to east and north.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Woodland clearance, farm dumping Traffic noise and visual impact A2070				<i>Intact</i> Interrupted <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Small strip of formerly larger Sticket Wood	Ecological corridors Strong hedges and hedgerow trees to west	<i>High</i> Moderate + <i>Low</i>		
Intensity of land use Moderate - low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Remnant wood and hedges	Age structure Mature and neglected coppice	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Stronger to west, gappy and trimmed especially to east		<i>Good</i> Variable <i>Poor</i>	
Other features			<i>Good</i> <i>Variable</i> <i>Poor</i>	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High <i>Moderate</i> <i>Low</i>



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Photograph locations/ direction



C19.1



C19.2

Bethersden Farmlands

BF3: Homelands Recreation

Study Sector:		Kingsnorth (Map ref: TR009382)	
County Landscape Character Area:		Bethersden Farmlands	
Historic Landscape Type:		9.6 Post 1810 settlement (general)	
Boundaries:		C22 to W, C16 to E, C20 & C19 to S	
SETTLEMENT & BUILT FEATURES	Dominant 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 east 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 Post-war 1960-70's 1980-1990's Recent	Mostly post was ribbon development with some 19 th century or earlier cottages in traditional vernacular – brick, hung tile, peg tile roof	
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?			
Building style	Roof & materials/ scale Mixed, anytown quality		
Street Scene	Frontage/ verge/ boundaries/ materials Mix of agricultural hedges,deep front gardens without fences/hedges Well timed domestic hedges. Leafy suburban		Planting/ signage/ lighting
Edge condition	New housing Onto fields		
Other features (include detractors)	Red phone box		
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Quiet, cul de sac, private. Not especially accessible. Threatening tone from one property that includes fishing lakes – ‘trespassers will be shot, survivors will be shot again’ When carrying out rural survey last eyar on public footpaths, suspect this resident responsible for unacceptable behaviour towards the recorders.			

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Level landscape with gently undulating surroundings, arable fields with hedges and hedgerow trees, leafy lanes with hedges and trees giving a rural small scale quality. Development seems in some way out of character as it is isolated on not an appendage to a village when one expects this type thing. Stickets Farm – white washed with white washed farm buildings. Broadhembury Holiday Park occupies large area with mix of static and camper vans. Fishing lakes beyond view.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
farming				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement discrete follwing two arms of a lane cul de sac		High Moderate Low		
Intensity of built form and trend Low density – large gardens with detached dwellings				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition One Cottage with trad materials		Good Variable Poor	
Tree Cover	Age structure high hedges and hedgerow trees giove wooded quality – oak, willow		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Thorns, dogwood, elm, rose, field maple, bullace		Good Variable Poor	
Other features			Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type post war dev	Siting ribbon	Design mixed	Extent Discrete -lining lane	High Moderate Low



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Photograph locations/ direction



C15.1



C15.10



C15.5



C15.9



C15.2



C15.3

Survey Date: 7.10.04 Reference: C20 Location: Braeside Farm Surveyors: LH/KP

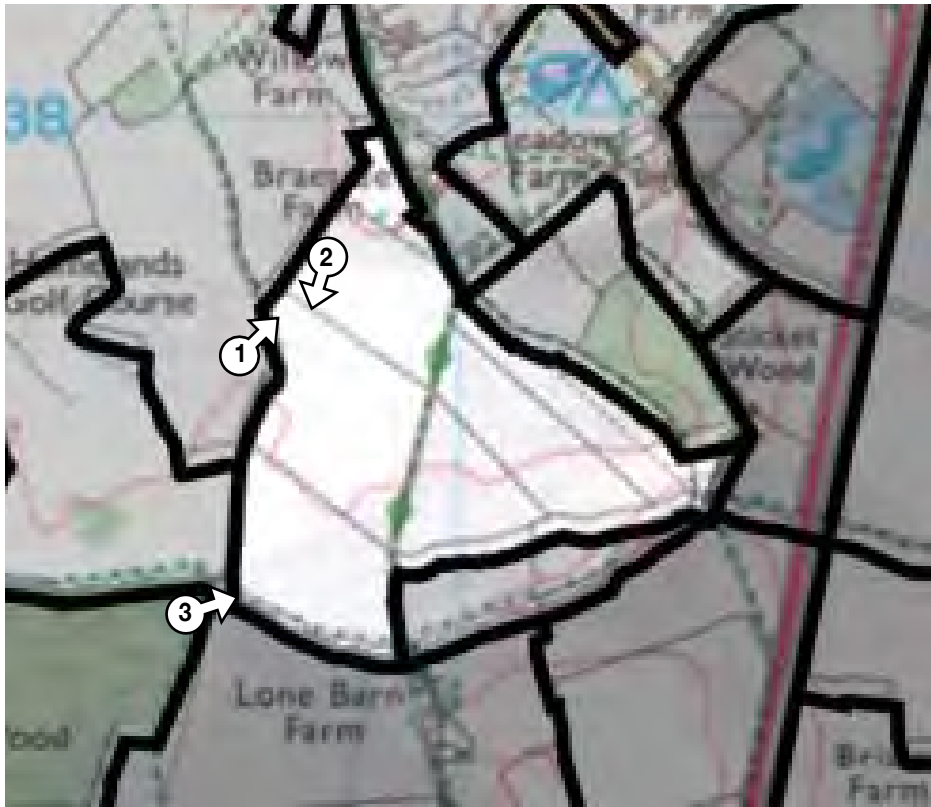
Study Sector:		Kingsnorth (Map ref: TR009377)	
County Landscape Character Area:		Bethersden Wooded Farmlands	
Historic Landscape Character:		Medium, regular with straight boundaries, parliamentary type enclosure	
Boundaries:		C15 settlement to north, C19 and Sticket Wood to east, C21 and Lone Barn Farm to south, C23 and golf to west	
TOPOGRAHY	Dominant Apparent Insignificant	Landform Just apparent – gentle rise to north	Views out (long/short/restricted) Glimpsed long views to North Downs to north and east
TREE COVER	Dominant Apparent Insignificant	Key visual elements Just apparent – mainly on boundary, very occasional hedgerow trees	Views within (filtered/framed/open/restricted) Mainly open, partly restricted by landform
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Apparent – stock fencing, gappy relic hedgerows and deep ditches	Pattern and scale Medium, regular, straight boundaries still evident
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Unsettled	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Apparent sheep grazing	Seasonal variation Deciduous trees
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds None	Species associations None	
Landuse/farm type	Primary Rough grazing pasture	Other None	
Woodlands	Coppice/plantation None	Species	
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Some intermittent hedgerow trees along parcel boundaries	Species Oak and ash	
Field boundaries	Hedges/ditches/stock fence/electric Gappy hedges, stock fencing and ditches	Species Thorn	
Highways and footpaths	Major road/railway/local road/footpath/no public access Long distance footpath route, the Greensand Way runs n to s through parcel	Other features (such as tree-lined lanes) None	
Built features	Villages/settlements/farms/churches/oasts None	Urban edge/pylons/masts/new housing None	
Other features (such as moats)	None		

Reference: C20 contd

Brief summary description:				
Triangular-shaped parcel of gently rolling open sheep pasture characterised by low hill to north, poor stock fencing, ditches and poor gappy hedges. The Greensand Way runs north to south through the parcel, intermittent hedgerow trees along boundaries, long distance views towards North Downs to north and east, towards Bishop's Wood to south west				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
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 impact				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches No patches		Ecological corridors and networks Ditches and gappy hedges offer a fragmented network		High Moderate Low Low
Intensity of land use and habitat trend Low to moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Few trees, mainly mature but good condition		Good Variable Poor
Field Boundaries		Survival of historic field pattern and condition Mainly poor quality barbed wire stock fencing and under-grazed hedges		Good Variable Poor
Other features		None		Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type New trunk road to east	Siting	Design Well screened	Extent	High Moderate Low Low



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Photograph locations/ direction



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

Study Sector:		Kingsnorth (Map ref: TR010373)	
County Landscape Character Area:		Bethersden Wooded Farmlands	
Historic Landscape Character:		Small, rectilinear with wavy boundaries	
Boundaries:		C20 sheep pasture to north and west, C 36 and C37, arable and sheep grazing to south	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Insignificant	Views out (long/short/restricted) Views south to Golden Wood and ridgeline, filtered views east through trees, views to north and west across open sheep pasture of C20
TREE COVER	Dominant Apparent Insignificant	Key visual elements Apparent hedgerow trees mainly on boundary	Views within (filtered/framed/open/restricted) Mainly open, partly restricted by landform
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Apparent – stock fencing, variable hedges and ditches	Pattern and scale Small, rectilinear with wavy boundaries still intact
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Unsettled	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Apparent sheep grazing	Seasonal variation Deciduous trees
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds None		Species associations None
Landuse/farm type	Primary Sheep grazing		Other None
Woodlands	Coppice/plantation None		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Hedgerow trees along S &E parcel boundaries		Species Oak, hornbeam, willow and ash
Field boundaries	Hedges/ditches/stock fence/electric Gappy hedges, stock fencing and ditches		Species Thorn, blackthorn & bramble
Highways and footpaths	Major road/railway/local road/footpath/no public access Long distance footpath route, the Greensand Way runs along west boundary		Other features (such as tree-lined lanes) None
Built features	Villages/settlements/farms/churches/oasts None		Urban edge/pylons/masts/new housing None
Other features (such as moats)	None		

Reference: C21 contd

Brief summary description:				
Small triangular-shaped parcel of open sheep pasture characterised by surrounding ditches and poor gappy hedges. The Greensand Way runs north to south along the west boundary and there is a line of willow pollards to the east				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
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 impact				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches No patches		Ecological corridors and networks Ditches and gappy hedges offer a fragmented network		High Moderate Low
Intensity of land use and habitat trend Low to moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Few trees, mixed ages but good condition		Good Variable Poor
Field Boundaries		Survival of historic field pattern and condition Gappy hedges to north and south, good to west		Good Variable Poor
Other features		None		Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type New trunk road to east	Siting	Design Well screened	Extent	High Moderate Low



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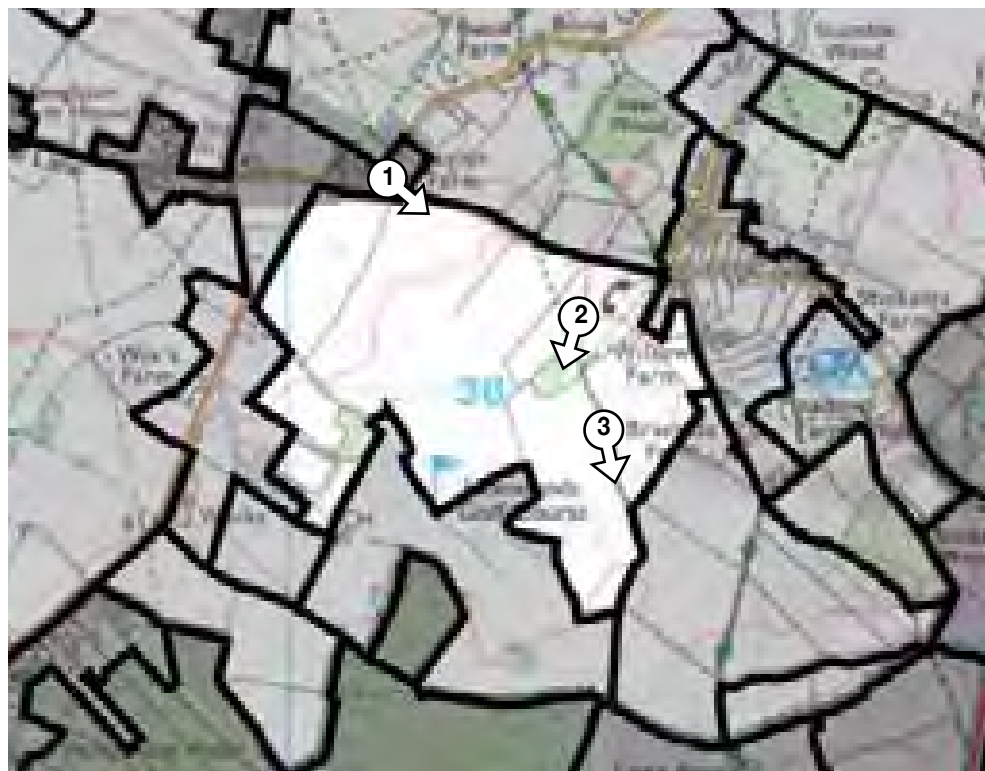
Photograph locations/ direction

Study Sector:		Kingsnorth (Map ref: TR005381)	
County Landscape Character Area:		Bethersden Wooded Farmlands	
Historic Landscape Character:		Rectilinear with wavy boundaries	
Boundaries:		Magpie Hall Lane to north, Willow Farm and settlements to east, Homelands Golf Course to south and settlements along Hamstreet Road to west,	
TOPOGRAHY	Dominant Apparent Insignificant	Landform Apparent, gently rolling with distinct rise near wood	Views out (long/short/restricted) Filtered long views north towards Downs, east to Willow Farm, south to Bishop's Wood and west to Hamstreet Road settlements
TREE COVER	Dominant 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 because 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 Unsettled	Key visual elements Unsettled	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Apparent sheep grazing & arable	Seasonal variation Deciduous trees and crop rotation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds None		Species associations None
Landuse/farm type	Primary Arable		Other Sheep grazing
Woodlands	Coppice/plantation Small coppice wood to east		Species Hornbeam coppice with ash standards, hazel, thorn and elder along edge
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Many hedgerow trees, at times continuous		Species Oak, thorn and ash
Field boundaries	Hedges/ditches/stock fence/electric Thick hedges and ditches		Species Thorn, blackthorn, damson, hornbeam & bramble
Highways and footpaths	Major road/railway/local road/footpath/no public access Footpaths to east of parcel, Magpie Hall Lane forms northern boundary		Other features (such as tree-lined lanes) Thick hedge to Magpie Hall Lane
Built features	Villages/settlements/farms/churches/oasts None		Urban edge/pylons/masts/new housing None
Other features (such as moats)	None		

Brief summary description: Well tree-ed and wooded parcel of gently rolling mixed farmland characterised by thick hedges and hedgerow trees and a distinct enclosure pattern of rectilinear fields with wavy boundaries.				
Visual context and unity – <i>assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance</i>				
This parcel is still an intact landscape with a rural outlook. The golf course to the south reflects changing landuses in the area				Intact Interrupted Fragmented
Ecological integrity – <i>how well does this area of countryside function as a habitat for wildlife?</i>				
Extent of semi-natural habitat and patches Woodland	Ecological corridors and networks Thick hedges link into woodland to create a strong network		High Moderate Low	
Intensity of land use and habitat trend High				
Condition of heritage features – <i>assess current condition and make note of vulnerability to change</i>				
Tree Cover	Age structure Mixed ages and good condition		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Trimmed hedges to west, high to east, all thick		Good Variable Poor	
Other features	None		Good Variable Poor	
Impact of built development – <i>how well does modern development respect local vernacular, character and sense of place</i>				
Type None	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



C22.1



C22.2



C22.3

Date: 08/10/04 Location: C23 Homelands Golf Course Map reference: TR004377

Context: Kent LCA: Bethersden Farmlands HLT: 11.2 Golf courses			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform Gently undulating	Views Out Restricted by woodland and hedgerows
TREE COVER	Dominant Apparent Insignificant	Key visual elements Small block of hornbeam coppice to S; strong boundary with C34 and C35	Views within Fairly open
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements	Pattern
SETTLEMENT & LANDUSE	Dominant (LU) Apparent Insignificant Unsettled (S)	Key visual elements Golf course with fairways and bunkers	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Pond – not surveyed due to private land		Species associations
Farm type	Primary		Other
Woodlands	Heritage features Small remnant hornbeam coppice with standards		Species Hornbeam, oak
Hedgerow trees	Heritage features		Species Oak, ash, hornbeam
Other trees	Heritage features Newly planted for landscaping		Species
Field Boundaries	Heritage features Hedge and ditch, barbed wire fence		Species Hawthorn, dog rose, field maple, blackthorn, hazel
Highways	Verges		Other features
Buildings	Villages		Farmsteads Club house
Other features			

C23 ctd.

Brief description: Fairly small golf course forming a horseshoe shape around woodland at C34. Typical combination of fairways, greens and rough grassland with some ponds (not surveyed). Very strong boundary to the S with Bishop's Wood and strong hedgerow with standards to the N and E. Small relic block of hornbeam coppice in the SE corner of the golf course.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Artificial landscape of fairways, greens and bunkers				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Small relic woodland block; ponds; rough grassland, wet in places		Ecological corridors Boundary hedgerows		<i>High</i> Moderate <i>Low</i>
Intensity of land use Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Small woodland block and boundaries	Age structure Mature, some new planting	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Hedgerow with standards and ditch, barbed wire fence			<i>Good</i> Variable <i>Poor</i>
Other features				<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Club house	Siting	Design Breeze block with steel roof; permanent portacabin with felt roofing	Extent Localised	<i>High</i> Moderate <i>Low</i>



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Photograph locations/ direction



Date: 08/10/04 Location: C24 W of Golf Course Map reference: TQ999377

Context: Kent LCA: Bethersden Farmlands HLT: 1.17 Large wavy bounded fields with ponds		
Aesthetics – what is your overall impression of this area?		
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Insignificant dip to S
TREE COVER	Dominant Apparent Insignificant	Key visual elements Hedgerow trees
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerows, stock fencing
SETTLEMENT & LANDUSE	Dominant Apparent (LU) Insignificant Unsettled (S)	Key visual elements Wet pasture
Views Out S to C38 and woodland; E to works of C25; N and E filtered through hedgerow trees		
Views within Open		
Pattern Small, regular field		
Seasonal variation		
Key characteristics – in what way do the following contribute to local distinctiveness?		
Natural features	Wet pasture	Species associations <i>Juncus</i>
Farm type	Primary Grazing	Other
Woodlands	Heritage features	Species
Hedgerow trees	Heritage features Only standards remain to S	Species Oak, ash, some willow
Other trees	Heritage features	Species
Field Boundaries	Heritage features Hedgerow and ditch	Species Hawthorn, blackthorn, dog rose, <i>Typha</i>
Highways	Verges	Other features
Buildings	Villages	Farmsteads
Other features		

C24 ctd.

Brief description: Small parcel comprising a single field of wet grazing pasture with <i>Juncus</i> . Notable hedgerow clearance to the S where only standards of oak and ash remain in places. Stronger hedgerow elsewhere, especially to the E at the boundary with the golf course. 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 of detracting features				
Detractors: Untidy development to the N is largely screened				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Wet pasture		Ecological corridors Ditch and hedge		<i>High</i> Moderate <i>Low</i>
Intensity of land use Low - moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Boundaries	Age structure Mainly mature, some regeneration especially willow		Good <i>Variable</i> <i>Poor</i>
Field Boundaries	Hedge, ditch, stock fence			<i>Good</i> Variable <i>Poor</i>
Other features				<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	<i>High</i> <i>Moderate</i> <i>Low</i>



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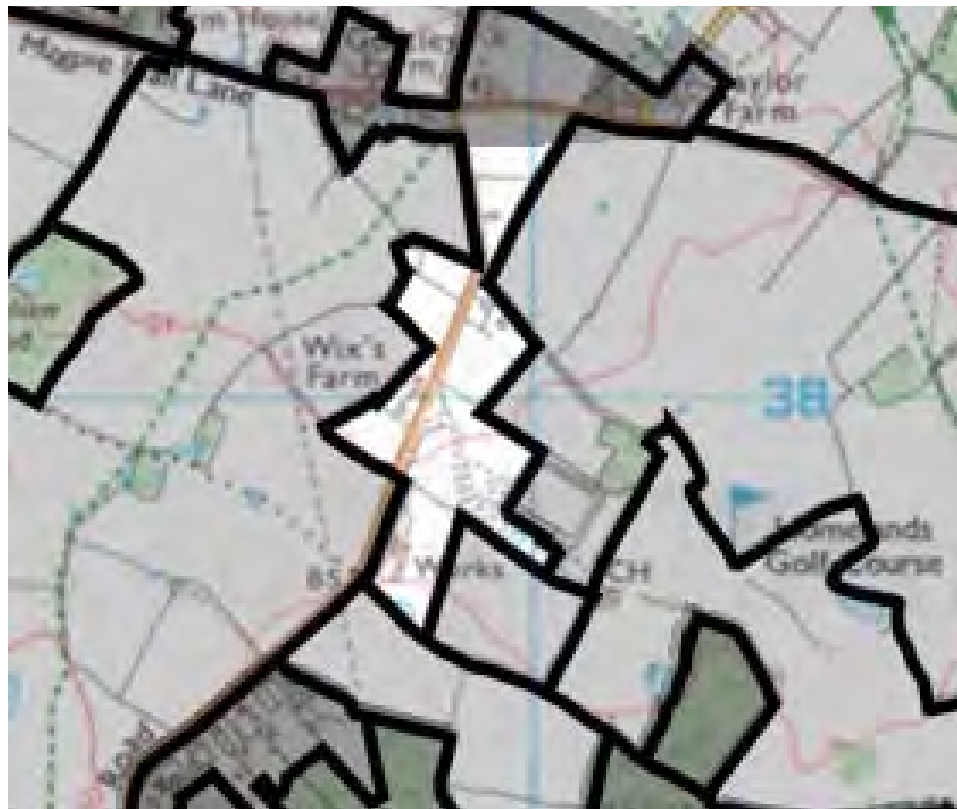
Photograph locations/ direction

Study Sector:		Kingsnorth (Map ref: TQ999385)
County Landscape Character Area:		Bethersden Farmlands
Historic Landscape Type:		9.2 Scattered Settlement with paddocks (1810 extent)
Boundaries:		C29 to W, C5 to N, C22 to E, C24 & C38 to S
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Old Stacians Cricket Club grounds bungalows at Steeds Close cul-de-sac Goatley farm - converted to dwellings Taylor farm – a traditional pre 19 th century farm with farmhouse and outbuildings Wix's farm brick and tile depo former iron works entrance area to golf course
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Rises to south
TREE COVER	Dominant Apparent Insignificant	Key visual elements hedgerow oaks and ash and line of white poplar along main road, mature willows to gardens strong pattern of native mix hedgerows
FORM & LAYOUT	Linear Clustered Sprawling	Dispersed
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Pre 19 th century farmhouses and post war dwellings
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Taylor farm – a traditional pre 19 th century farm (white painted) with brick outbuildings Goatley farm – conversion in sympathetic style	
Street Scene	Frontage/ verge/ boundaries/ materials Magpie Hall Lane is narrow lane with high native mix hedges (predominantly hawthorn and sloe) –some loss of hedgerow adjacent to cul-de-sac with cypressus hedging and mown verges or post and chain or beech hedge. Along main road – wide road with some loss of hedge to post and wire fencing or chainlink	Planting/ signage/ lighting Lighting at junction to golf course
Edge condition	New housing N/A	
Other features (include detractors)	Former iron works has derelict sheds - corrugated iron and brise block	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? A large LDU with changeable character – generally Magpie Hall Lane has country lane feel but cul-de-sac with adjacent properties and cricket grounds give suburban feel, likewise the depots and wide entrance to the golf course reinforce this fringe character.		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Large variable parcel straddling the cross roads at Magpie Hall Lane and Ashford Road on a slight ridge within the Wealden Clay including Goatley Farm, the cricket grounds, Taylor Farm and extending south to include a brick and tile depot and former iron works, Wixs Farm and an area of scrub adjacent to the golf course entrance.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Not a settlement – dispersed along lane and road with former derelict works a local eyesore.				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement	Dispersed farms and works	High		
		Moderate		
		Low		
Intensity of built form and trend				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Taylor farm – a traditional pre 19 th century farm (white painted) with brick outbuildings		Good Variable Poor	
Tree Cover	Age structure mature oaks and ash within hedges		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition strong network of high native species hedgerows typically sloe and hawthorn		Good Variable Poor	
Other features	-		Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type recent entrance to golf course has very wide junction	Siting	Design scale inappropriate, wide mown verges	Extent	High Moderate Low



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Photograph locations/ direction



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

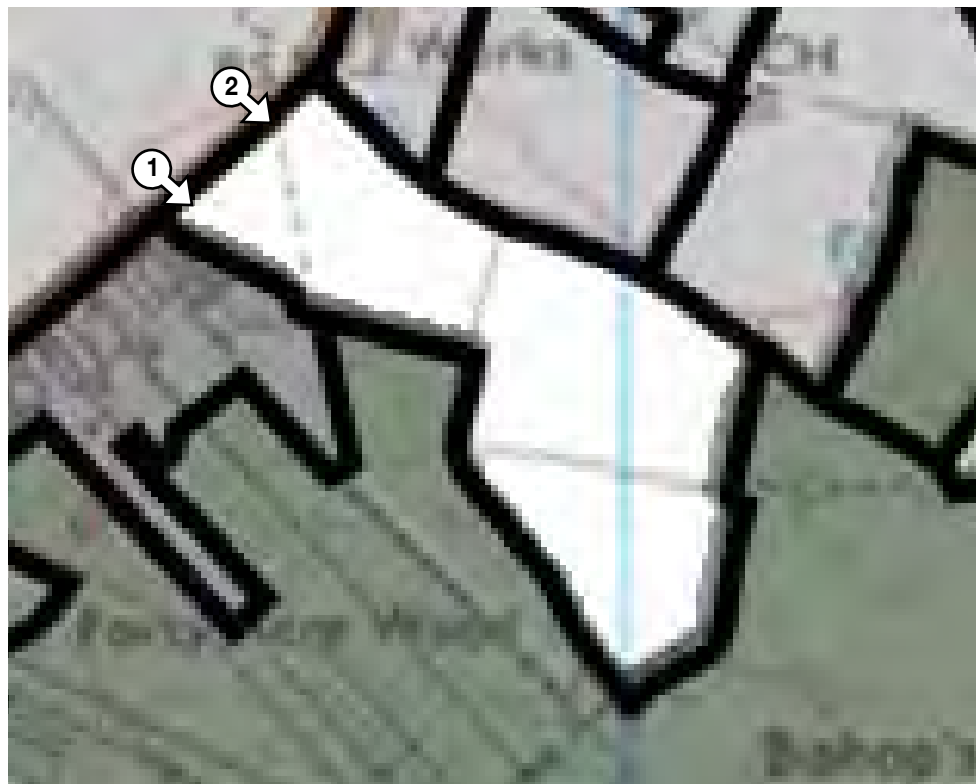
Study Sector:		Kingsnorth (Map ref: TQ999375)	
County Landscape Character Area:		Bethersden Wooded Farmlands	
Historic Landscape Character:		Wavy bounded fields with ponds	
Boundaries:		C23 and C24 to north, Bishop's Wood to east, 40 Acre Wood to south, Ashford Rd/Ham St Rd to west	
TOPOGRAHY	Dominant Apparent Insignificant	Landform Insignificant	Views out (long/short/restricted) North west to Coldblow Wood, north filtered short views through trees, south and east to woodland edge
TREE COVER	Dominant Apparent Insignificant	Key visual elements Apparent, very strong tree line along parcel boundaries but none within	Views within (filtered/framed/open/restricted) Open
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Dominant with woodland edge and hedges	Pattern and scale Wavy edges and assarted woodland edge very dominant
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Unsettled	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Apparent mixed farming	Seasonal variation Deciduous trees and crop rotation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds None		Species associations
Landuse/farm type	Primary Mixed arable		Other Pasture
Woodlands	Coppice/plantation 40 Acre Wood and Bishop's Wood form east and southern boundaries		Species Oak, some ash and hornbeam
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Strong hedgerow trees to north		Species Oak, some thorn
Field boundaries	Hedges/ditches/stock fence/electric Hedges		Species Thorn
Highways and footpaths	Major road/railway/local road/footpath/no public access Hamstreet Road forms western boundary		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts None		Urban edge/pylons/masts/new housing Pylon line and masts to west
Other features (such as moats)	None		

Reference: C38 contd

Brief summary description:				
L-shape parcel of mixed farming bordered by fine assart woodland to south and east, strong hedgerow trees to north and busy Ashford Road to west. An overhead power line crosses the western edge of the parcel from north to south				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
This parcel is an interrupted landscape due to the power line and busy road. The 'works' to the north are well screened by hedges. Small sub station in sw corner				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches None	Ecological corridors and networks Strong woodland edge, thick continuous hedges link into woodland		High Moderate Low to moderate	
Intensity of land use and habitat trend High land use				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure Strong hedgerow trees along northern hedge only and woodland edge to s & e			Good Variable Good Poor
Field Boundaries	Survival of historic field pattern and condition Thick hedges, new post and rail around sub station			Good Variable Good Poor
Other features	None			Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Pylons and sub station	Siting	Design Functional	Extent	High Moderate Low Moderate



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Photograph locations/ direction



C38.1



C38.2

Bethersden Farmlands

BF4: Stubbs Cross Woodlands

Date: 07/10/04 Location: C27 S of Magpie Hall Lane Map reference: TQ991385

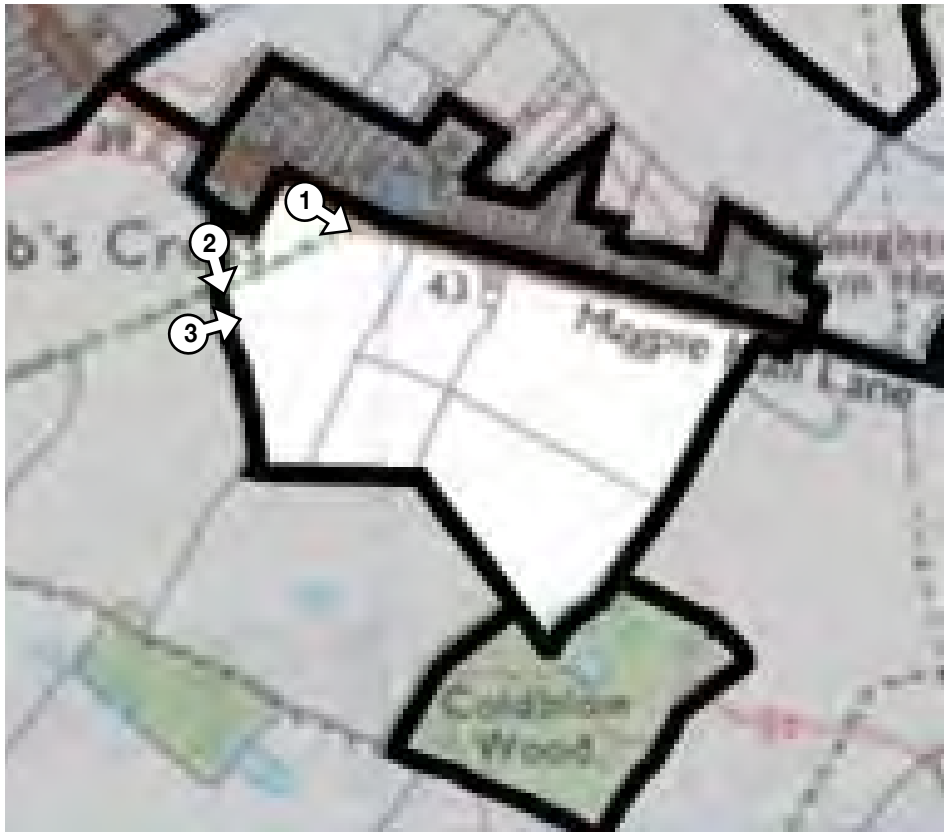
Context: Kent LCA: Bethersden Farmlands HLT: 1.9 Small regular with straight boundaries		
Aesthetics – what is your overall impression of this area?		
TOPOGRAHY	Dominant Apparent Insignificant	Landform Very gentle fall to NW
TREE COVER	Dominant Apparent Insignificant	Key visual elements Hedgerow trees to N (Magpie Hall Lane), E & W; Coldblow Wood to SE
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Boundary hedgerows, stock fencing
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements S: Barns, farm machinery. LU: Sheep & horse grazing
Views Out N: Magpie Hall Lane; S & E: trees only; W: northern part of C29		
Views within open		
Pattern Small-medium, largely regular, more wavy at boundaries		
Seasonal variation		
Key characteristics – in what way do the following contribute to local distinctiveness?		
Natural features	Small pond in NE corner	Species associations
Farm type	Primary Sheep grazing	Other Horse grazing
Woodlands	Heritage features	Species
Hedgerow trees	Heritage features	Species Oak, ash, willow
Other trees	Heritage features	Species
Field Boundaries	Heritage features Hedge, ditch, stock fencing	Species Hawthorn, blackthorn, dog rose, field maple
Highways	Verges	Other features
Buildings	Villages	Farmsteads Modern barns, brick bungalow to N
Other features		

C27 ctd.

Brief description: Small parcel of mixed grazing pasture to the south of Magpie Hall Lane consists of small to medium sized paddocks. Divided internally by stock fencing with strong hedgerows and hedgerow trees to external boundaries, especially notable to the SE at Coldblow Wood.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Barn and farm machinery				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Small pond	Ecological corridors Boundary hedgerow and associated trees, ditch		<i>High</i> Moderate - low <i>Low</i>	
Intensity of land use Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Boundaries	Age structure Mature	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Strong hedgerow to N & E, gappy to W, absent to S. Internal stock fencing.			Good Variable <i>Poor</i>
Other features	Pond – not surveyed - private land			Good <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Bungalow, barn and stables	Siting Screened from road, obvious within parcel	Design Brick bungalow, breeze block and corrugated iron barn, small stables	Extent	<i>High</i> <i>Moderate</i> Low - moderate



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Photograph locations/ direction



C27.1



C27.2



C27.3

Date: 07/10/04 Location: C28 Coldblow Wood Map reference: TQ992382

Context: Kent LCA: Bethersden Farmlands HLT: 4.4 Replanted other pre-1810 woodland			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform Level with ponds	Views Out From edges across pasture
TREE COVER	Dominant Apparent Insignificant	Key visual elements Broadleaf woodland (standards)	Views within Short
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Stock fence	Pattern Square
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Woodland	Seasonal variation Deciduous
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary		Other
Woodlands	Heritage features Pond	Species Oak,ash, hornbeam	
Hedgerow trees	Heritage features	Species	
Other trees	Heritage features	Species	
Field Boundaries	Heritage features	Species	
Highways	Verges	Other features	
Buildings	Villages	Farmsteads	
Other features			

C28 ctd.

Brief description: Small – medium parcel of oak, ash woodland with occasional hornbeam. Detailed information not possible due to private land.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors:				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Continuous	Ecological corridors Adjacent hedges		High <i>Moderate</i> <i>Low</i>	
Intensity of land use Low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent	Age structure mature standards, some coppice	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries				<i>Good</i> <i>Variable</i> <i>Poor</i>
Other features				<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	<i>High</i> <i>Moderate</i> <i>Low</i>



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Photograph locations/ direction

Date: 07/10/04

Location: C29 W of Wix's Farm

Map reference: TQ989379

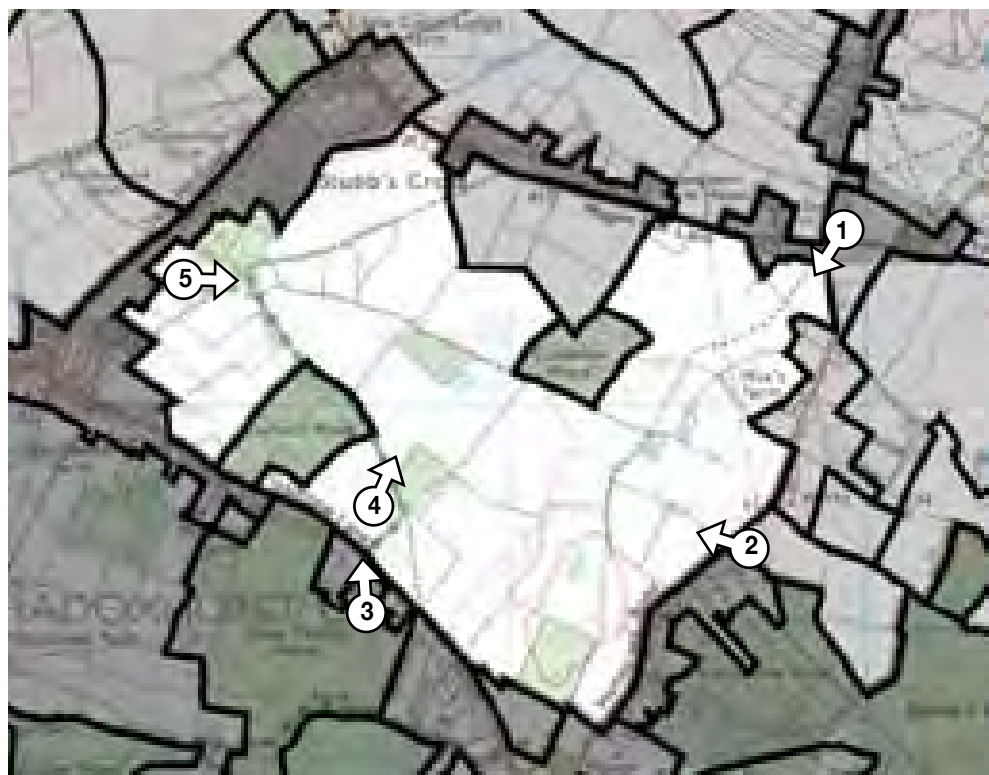
Context: Kent LCA: Bethersden Farmlands HLT:1.17 Large wavy bounded fields with ponds			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform Gently undulating	Views Out Limited by woodland and/or residential development
TREE COVER	Dominant Apparent Insignificant	Key visual elements Four remnant woodland blocks, strong hedgerows and hedgerow trees	Views within Limited by tree cover
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow and ditch	Pattern Small and medium scale
SETTLEMENT & LANDUSE	Dominant Apparent (S) Insignificant (LU) Unsettled	Key visual elements S: Small farmhouse and transport depot. LU: Arable and pasture	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Ponds	Species associations Willow	
Farm type	Primary Sheep grazing	Other Arable	
Woodlands	Heritage features Hornbeam coppice, oak standards	Species Hornbeam, oak	
Hedgerow trees	Heritage features Mature, and along former hedgerows	Species Oak, ash, willow, hornbeam	
Other trees	Heritage features Grubbed out wood to N of C31, only standards left	Species Oak	
Field Boundaries	Heritage features Strong hedgerows, ditches	Species Hawthorn, blackthorn, dog rose, field maple, <i>Juncus</i> , dogwood, oak, hazel, elder, broom	
Highways	Verges Bridleway in SW forms a green lane	Other features	
Buildings	Villages	Farmsteads Blind Grooms Farm	
Other features	Transport depot		

C29 ctd.

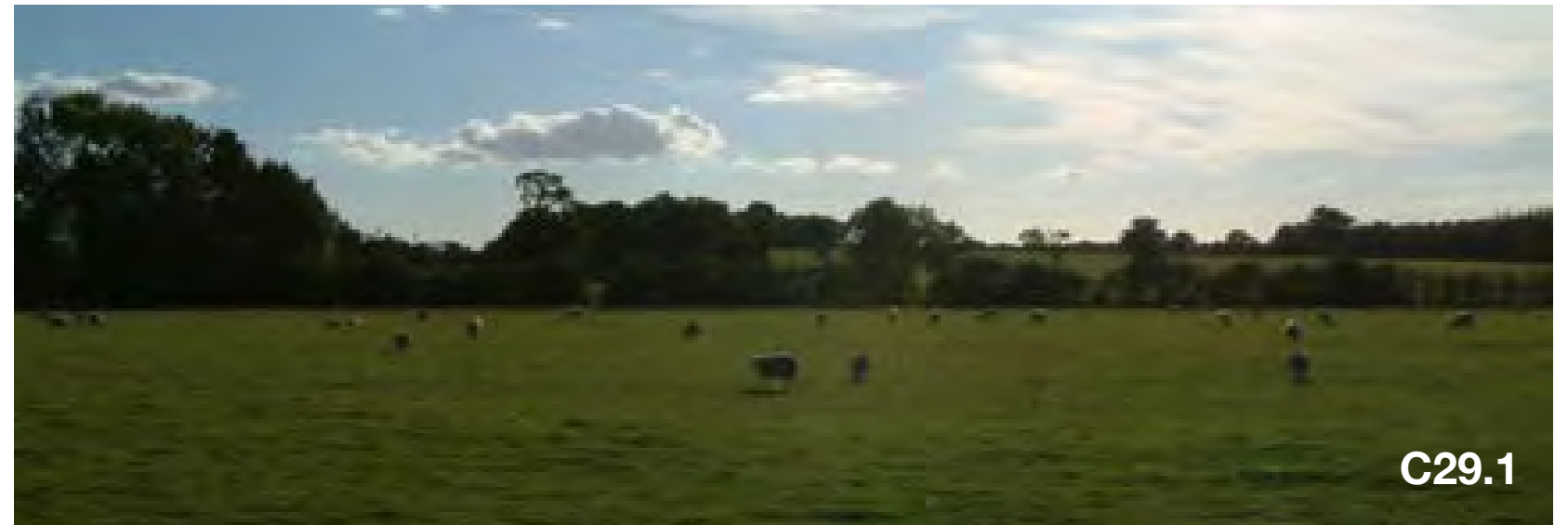
Brief description: Large, square shaped parcel of mixed farmland and scattered remnant woodland blocks. Consists of mainly sheep grazed small-medium scale pasture with some arable fields. The woodland blocks comprise former hornbeam coppice with oak standards, linked to each other by thick continuous hedgerows. The parcel is surrounded to all directions by roads and associated linear development.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Freight depot – small and well screened				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Remnant woodland blocks well linked by hedgerows; ponds	Ecological corridors Continuous hedgerows and associated ditches	<i>High</i> Moderate - high <i>Low</i>		
Intensity of land use Moderate - low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Remnant woodland blocks and hedgerow trees	Age structure Mainly mature	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Thick and mainly continuous hedgerows and ditches; some stock fencing			Good <i>Variable</i> <i>Poor</i>
Other features	Ponds – not surveyed - private land			<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Blind Grooms Farmhouse	Siting Off bridleway	Design Renovated farmhouse	Extent Small	<i>High</i> <i>Moderate</i> Low
Freight depot comprising small corrugated tin shed and hard standing	Off bridleway	Very well screened	Localised	



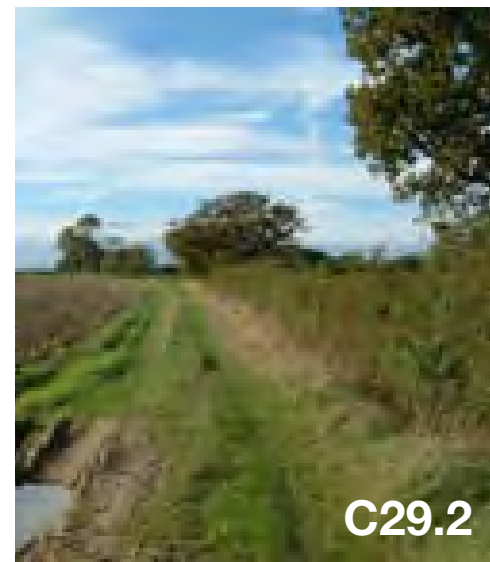
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Photograph locations/ direction



C29.1



C29.2



C29.3



C29.4



C29.5

Date: 07/10/04 Location: C30 Coxland Wood Map reference: TQ984379

Context: Kent LCA: Bethersden Farmlands HLT: 4.3 Other pre-1810 woodland			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform Ditch/pond at perimeter	Views Out Hornash Lane, across fields to hedges
TREE COVER	Dominant Apparent Insignificant	Key visual elements Dense coppice	Views within Insignificant
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Old hedge, track	Pattern Rectangular
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Woodland	Seasonal variation Deciduous
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Pond		Species associations
Farm type	Primary		Other
Woodlands	Heritage features Oak, hornbeam coppice		Species
Hedgerow trees	Heritage features		Species
Other trees	Heritage features		Species
Field Boundaries	Heritage features Ditch, hedge?		Species Hornbeam
Highways	Verges		Other features
Buildings	Villages Suburban dwellings on lane		Farmsteads
Other features	Pond/ditch		Green lane adjacent

C30 ctd.

Brief description: Small – medium sized parcel of hornbeam coppice with oak standards. Hornash Lane isolates parcel from extensive woodland to the south.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Adjacent suburban development				<i>Intact</i> Interrupted <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Continuous	Ecological corridors Adjacent green lane/ hedges		High <i>Moderate</i> <i>Low</i>	
Intensity of land use Low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent	Age structure coppice with standards	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries				<i>Good</i> <i>Variable</i> <i>Poor</i>
Other features				<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Suburban	Siting Hornash Lane	Design Detached house, large garden	Extent Small house with large garden	<i>High</i> Moderate <i>Low</i>



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Photograph locations/ direction

Date: 07/10/04

Location: C31 W of Manor Farm

Map reference: TQ991371

Context: Kent LCA: Old Romney Shoreline Wooded Farmlands HLT: 1.17 Large wavy bounded fields with ponds			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform Flat pasture	Views Out Filtered N and NE
TREE COVER	Dominant Apparent Insignificant	Key visual elements Hedgerow trees at boundaries	Views within Open
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow to W and S	Pattern Small, rectilinear
SETTLEMENT & LANDUSE	Dominant Apparent (LU) Insignificant Unsettled (S)	Key visual elements Sheep and horse grazing	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary Sheep grazing	Other Horse grazing	
Woodlands	Heritage features		Species
Hedgerow trees	Heritage features		Species Oak, ash
Other trees	Heritage features		Species
Field Boundaries	Heritage features Strong hedgerows to W and S		Species Hawthorn, blackthorn, dog rose,
Highways	Verges		Other features
Buildings	Villages		Farmsteads
Other features			

C31 ctd.

Brief description: Tiny irregular parcel consisting of a single sheep grazed field with new partitioned section of horse grazing. Strong hedgerow to S and W, grubbed out former hornbeam coppice to N now comprising only oak standards. The parcel is dominated by a major junction of power lines.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Junction of power lines				<i>Intact</i> Interrupted <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit	Ecological corridors Hedgerow to S and W		<i>High</i> <i>Moderate</i> Low +	
Intensity of land use Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Boundaries	Age structure Mature	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Hedgerow, new electrified horse fence, stock fence			<i>Good</i> Variable <i>Poor</i>
Other features				<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	<i>High</i> <i>Moderate</i> <i>Low</i>



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Photograph locations/ direction

Bethersden Farmlands

BF5: Chilmington Open Arable

Context: Kent Landscape Character Area: Bethersden Farmlands HLT: 4.3 Other pre-1810 woodland			
Aesthetics – what is your overall impression of this area?			
TOPOGRAPHY		Landform	Views Out Filtered long views to N, E and W; Tally Ho Road only to S.
TREE COVER	Dominant	Key visual elements Coppice	Views within Short-medium below canopy and along 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 characteristics – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary		Other
Woodlands	Heritage features Hornbeam coppice, oak standards		Species Cherry
Hedgerow trees	Heritage features		Species
Other trees	Heritage features		Species
Field Boundaries	Heritage features Ditch to north, thick understorey along woodland edges		Species Elder, hazel, ash, field maple, hawthorn, rose
Highways	Verges Hedge along road		Other features
Buildings	Villages		Farmsteads
Other features			

Brief description: Small parcel of mature hornbeam coppice and oak standards, ivy groundcover. Very open below canopy, well used paths from Stubbs Cross Post Office.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors:			<i>Intact</i>	
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Continuous	Ecological corridors Adjacent hedges	<i>High</i>		
Intensity of land use Low – recreational use				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent No recent coppice – 20-30 years old	Age structure mature standards	<i>Good</i>	
Field Boundaries	Thick edges		<i>Good</i>	
Other features	Understorey trimmed along road. Public access tidy though not so suitable for wildlife			
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	



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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 (Map ref: TQ975395)	
County Landscape Character Area:		Bethersden farmlands	
Historic Landscape Type:		1.13 Prairie fields	
Boundaries:		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)	Views within (filtered/framed/open/restricted) Open, framed by woods
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Varied hedgerows, ditches	Pattern and scale Large, open
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Isolated Stubbs Cross Fm to SE	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Mixed arable	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Scattered ponds		Species associations
Landuse/farm type	Primary Arable		Other
Woodlands	Coppice/plantation		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Pollarded willows along B-road nr Great Chilmington, hedgerow trees and isolated oaks		Species Willow, oaks
Field boundaries	Hedges/ditches/stock fence/electric Variable hedges, some continuous others fragmented, notable stretch of laid hedge near Willow Wood. Well drained by ditches		Species Oak, blackthorn, hawthorn, rose
Highways and footpaths	Major road/railway/local road/footpath/no public access Ashford Rd A28 to W, other minor lanes		Other features (such as tree-lined lanes) Pollarded willows, byway with some mature oaks
Built features	Villages/settlements/farms/churches/oasts Stubbs Cross Farm		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E31C ctd.

Brief summary description:				
Extensive parcel of open arable farmland. Generally flat with long views to north. Highly variable hedgerows – some continuous ancient laid hedges with oaks, some hedgerow loss leaving isolated oaks. Encloses remnant of Willow Wood (E32). Well drained by ditches, criss-crossed by lanes and footpaths including notable byway with mature oaks offering potential for restoration. Small Stubbs Cross Farm in SE corner.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Ashford Road, A28 to W Some hedgerow loss				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Ponds		Ecological corridors and networks Some continuous hedgerows	High Moderate Low	
Intensity of land use and habitat trend high				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure mature			Good Variable Poor
Field Boundaries	Survival of historic field pattern and condition Some loss of hedgerows			Good Variable Poor
Other features	Byway – formerly wooded link south to Calais Wood?			Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



E31C.1



E31C.2



E31C.3



E31C.4

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

Study Sector:		Chilmington Green (Map ref: TQ973397)	
County Landscape Character Area:		Bethersden farmlands	
Historic Landscape Type:		4.3 Other pre-1810 woodland	
Boundaries:		Enclosed by arable of E31C	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform flat	Views out (long/short/restricted) restricted
TREE COVER	Dominant Apparent Insignificant	Key visual elements Remnant woodland block	Views within (filtered/framed/open/restricted) restricted
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow trees	Pattern and scale Small, regular
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Remnant of Willow Wood and rough grazing	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds		Species associations
Landuse/farm type	Primary Rough grazing		Other Relic woodland
Woodlands	Coppice/plantation Coppice		Species hornbeam
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Hedgerow trees		Species Oak
Field boundaries	Hedges/ditches/stock fence/electric Mature hedges, ditches		Species Hazel, hawthorn, blackthorn, bramble, dog rose
Highways and footpaths	Major road/railway/local road/footpath/no public access		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E32 ctd.

Brief summary description:				
Relic of Willow Wood comprising small block of remaining hornbeam coppice and very rough grazing pasture. Enclosed by mature hedges and oaks to west. Damp, drained by ditches.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Intact, but loss of woodland				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches	Ecological corridors and networks		High Moderate Low	
Relic wood and rough pasture	Mature hedges, ditches			
Intensity of land use and habitat trend Low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure mature coppice		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Mature hedgerow		Good Variable Poor	
Other features	Byway – formerly wooded link south to Calais Wood?		Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction

Date: 27/10/04

Location: E33 Bartlett Farm

Map reference: TQ985399

Context: Kent LCA: Upper Stour Valley HLT: 1.13 Prairie fields (19 th Century enclosure with extensive boundary loss)			
Aesthetics – what is your overall impression of this area?			
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Mainly flat with fairly steep rise to Coleman's Kitchen Wood	Views Out North to Coleman's Kitchen wood and Stanhope; east to Long Length and Kingsnorth, south to Stubbs Cross, west restricted by trees
TREE COVER	Dominant Apparent Insignificant	Key visual elements Boundaries with Long Length and CK wood; wooded pond	Views within Very open
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Stock fencing, ditch, remnant hedgerow	Pattern Smaller cattle paddocks, vast unenclosed arable
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Dominant grazing and pasture; insignificant farmstead and cottages to fringe	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Wooded pond, rise to CK wood		Species associations Willow, Typha
Farm type	Primary Arable		Other Cattle grazing
Woodlands	Heritage features Wooded pond, otherwise boundaries		Species Oak, ash, hazel, hornbeam
Hedgerow trees	Heritage features Scattered at boundaries		Species Oak
Other trees	Heritage features Scattered remnants; white poplar and willow at Bartletts Farm		Species Oak
Field Boundaries	Heritage features Boundary hedges and wood edge, stock fencing, ditches		Species Hawthorn, blackthorn, dog rose
Highways	Verges Lanes, including wooded tunnel at Long Length		Other features Greensand Way
Buildings	Villages		Farmsteads Bartletts Farm, cottages at fringe of Great Chilmington
Other features			

E33 ctd.

Brief description: Large parcel of mixed farmland bounded by roads on three sides. Comprises small scale cattle grazed paddocks and a vast open arable field with extensive hedgerow clearance. Mainly flat but strong rise to north towards Coleman's Kitchen Wood. Strong hedges only at boundaries, with the treed edge to Long Length especially notable. Small pond to Se is well wooded. Insignificant settlement to western boundary at Bartlett Farm and fringe of Great Chilmington.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Artificially open arable due to hedgerow clearance; pylons in NE				<i>Intact</i> Interrupted <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Wooded pond, treed boundary and ditch at Long Length, boundary with Coleman's Kitchen Wood	Ecological corridors Boundary hedgerows and ditches	<i>High</i> <i>Moderate</i> Low +		
Intensity of land use High				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Boundaries and wooded pond	Age structure Mature at boundaries, some regeneration at pond	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Hedges strong along lanes, remnants within parcel are very poor			Good Variable <i>Poor</i>
Other features				Good <i>Variable</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Boundary development at Chartfields very evident to NE	Siting Visible across parcel – needs screening	Design	Extent New estate	<i>High</i> Moderate <i>Low</i>



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Photograph locations/ direction



E33.1



E33.2



E33.3



E33.4



E33.5

Bethersden Farmlands

BF6: North Shadoxhurst Bocage

Survey Date: 15.07.05 Reference: E40 Location: Possingham/Cerrygarden Surveyors: AM/HA

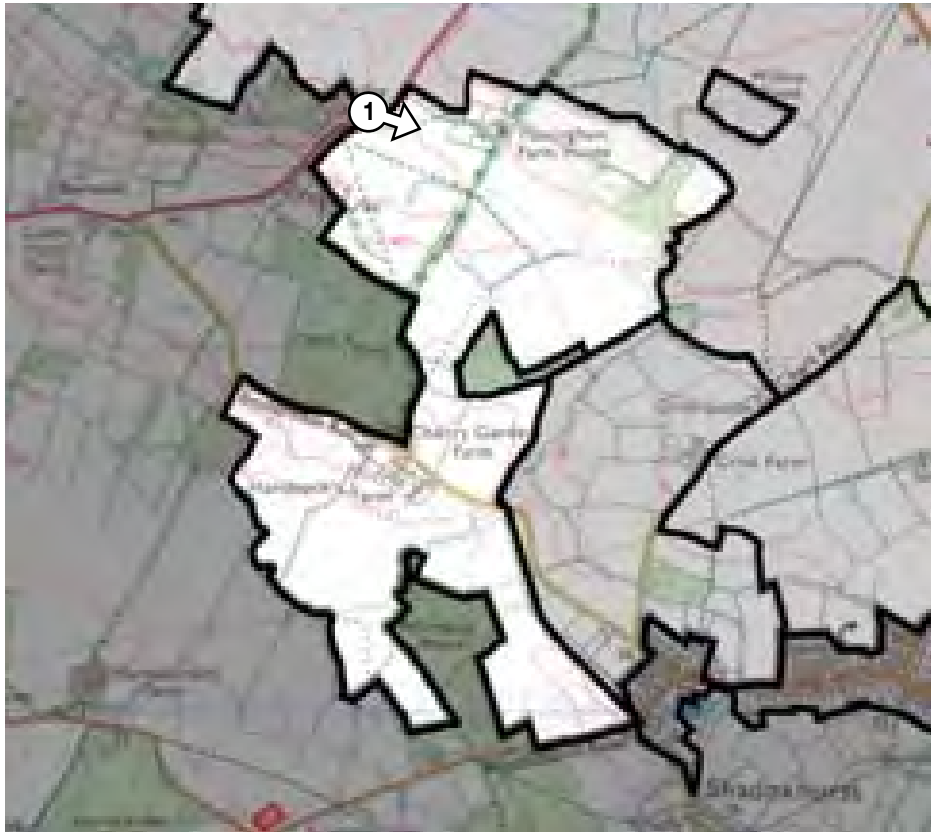
Study Sector:		Chilmington (Map ref: TQ968395)	
County Landscape Character Area:		Beult Valley	
Historic Landscape Type:		1.6	
Boundaries:		Arable of E 41 in S and E31 in NE; Surrounds woodland of E43; Calais wood and Whitepost wood plus other arable in W.	
TOPOGRAPHY	Insignificant	Landform Gentle slope to SW	Views out (long/short/restricted) Short framed views, longer to W.
TREE COVER	Apparent	Key visual elements At field edges and along streams	Views within (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 variation Desciduous boundaries and crop changes
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Streams define boundaries and divide into smaller patches		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/plantation Woodland to NW.		Species Oak
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt		Species Oak, hornbeam, hawthorne, ash, private garden with ornamental vegetation
Field boundaries	Hedges/ditches/stock fence/electric Mostly hedges. Dense, tall, well maintained		Species Hawthorne, oak, willow, hazel, firn, blackthorne, agrimini
Highways and footpaths	Major road/railway/local road/footpath/no public access Several footpaths cross parcel. Main roads cross and adjoins parcel.		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Some farms with associated buildings		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E40

Brief summary description: Medium sized, irregular shaped parcel of mostly arable land and pasture. Many good, strong corridors between each patch, that links to nearby woodland. Some buildings associated with farming in middle of parcel, along Buethersden Rd. High ecological value, mostly because of key position linking larger wildlife habitats to north and south.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Fairly uniform caracter, blends in with rest of landscape. Pasture in middle, arable in NE and S.				Intact
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Wide variety of species spotted. Grassnake, kingfisher, several types of butterflies, dragonflies and mammals (badgers and rodents)		Ecological corridors and networks Good links to medium sized patches of woodland and wetland. Mainly by hedgerows and streams.		High – Important mix of woodland, wetland and hedgerow habitat. Part of important link between large woodlands in N and SW
Intensity of land use and habitat trend Mixture of fairly low pasture and intense arable.				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Strong hedgerows and mature scrub along streams		Variable
Field Boundaries		Survival of historic field pattern and condition Strong hedgerows, but with occasional gaps made for logistic purposes at farms.		Good
Other features				
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Buildings associated with farms	Siting Around handcock farm and Cherrygarden farm	Design Residential, old unused farm warehouses, plant nursery, barns, garages	Extent Well screened	Moderate



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Photograph locations/ direction

Survey Date: 15.07.05 Reference: E41 Location: Criol Farm Surveyors: MG

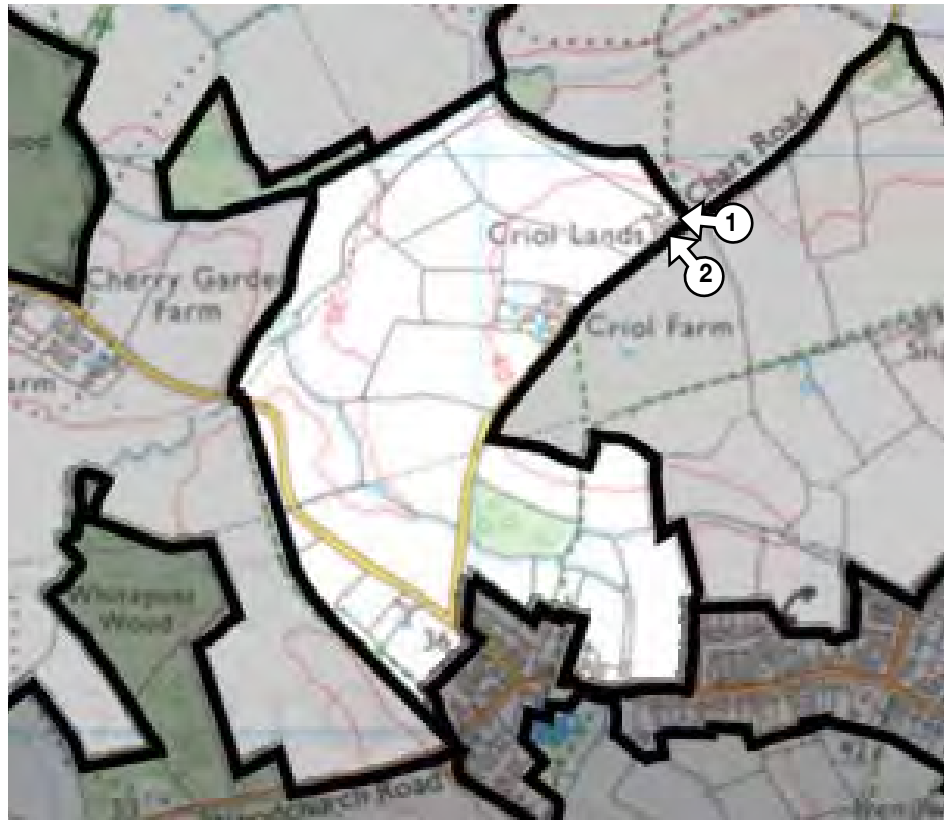
Study Sector:		Chilmington (Map ref: TQ973389)	
County Landscape Character Area:		Bethresden Farmlands	
Historic Landscape Type:		1.15 Small rectilinear w. wavy boundaries	
Boundaries:		E31C to N; E40/E43 to W+S; E42 to E	
TOPOGRAPHY	Apparent	Landform Gently slopes to river	Views out (long/short/restricted) Long to N in places, otherwise short restricted by woodland
TREE COVER	Apparent	Key visual elements Hedgerow trees, grubbed out wood to SE	Views within (filtered/framed/open/restricted) Framed within pasture paddock
ENCLOSURE PATTERN	Dominant	Key visual elements Hedgerows and hedgerow trees	Pattern and scale Mainly small scale with good hedgerows
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Oast at Criol farm. Sprawling settlement and lorry park at criol lands	Pattern along Chart rd
LANDUSE	Apparent	Key visual elements Sheep grazing	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Dry stream to S Private ponds at criol farm		Species associations
Landuse/farm type	Primary Sheep grazing		Other Rough pasture, horsiculture to S, hay crop to W
Woodlands	Coppice/plantation Small woodland to SE – grubbed out. Linked by mature laid hornbeam bank – indicating former composition.		Species Oak standards
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Some mature oak along h'row of chart rd. Old laid hornbeam bank and ditch, now field boundary. Hedgerow trees – internal		Species Oak, ash
Field boundaries	Hedges/ditches/stock fence/electric Cnt. H'row along Chart rd. h'rows and stock fence internally		Species Blackthorn, rose, hawthorn
Highways and footpaths	Major road/railway/local road/footpath/no public access Chart rd to E, Bethersden rd to S		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Criol farm, Criol lands along Chart rd to E		Urban edge/pylons/masts/new housing
Other features (such as moats)	Oast at Criol Farm		

Reference: E41

Brief summary description: Medium shaped parcel of notably small-scale paddocks of pasture. Some areas intensively grazed by sheep, with gappy hedgerow in places. Elsewhere the hedgerows are strong and continuous with many mature trees. Small woodland to SE is now grubbed out and grazed by ponies. Linked by neglected laid hornbeam bank, suggesting former hornbeam coppice. Some intensive horsiculture present to SE of parcel, and some hay crop to W. A few areas of rough pasture are being invaded by scrub. Stream shown on OS running to S of parcel I seasonal. Fine oast at Criol farm, but sprawling industry at criol lands is a local detractor				
Visual context and unity – <i>assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance</i>				
Criol lands, local detractor. Some hedgerow loss				Intact
Ecological integrity – <i>how well does this area of countryside function as a habitat for wildlife?</i>				
Extent of semi-natural habitat and patches Rough pasture, some very rough with scrub/bramble		Ecological corridors and networks Very strong hedgerow in places, both internal and along roads. Seasonal stream		Moderate +
Intensity of land use and habitat trend Moderate				
Condition of heritage features – <i>assess current condition and make note of vulnerability to change</i>				
Tree Cover		Age structure Woodland to SE – grubbed out, now oak standards		Good
Field Boundaries		Survival of historic field pattern and condition Mainly strong cont. h'rows with trees, but some loss evident near Criol fm in sheep pasture		Good
Other features				Good
Impact of built development – <i>how well does modern development respect local vernacular, character and sense of place</i>				
Type Lorry depot Unkempt farm buildings New farmhouse	Siting Well screened by high hedges	Design Sprawling breeze block and corrugated iron. Red brick – not respecting vernacular	Extent Locally intrusive	High



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Photograph locations/ direction



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

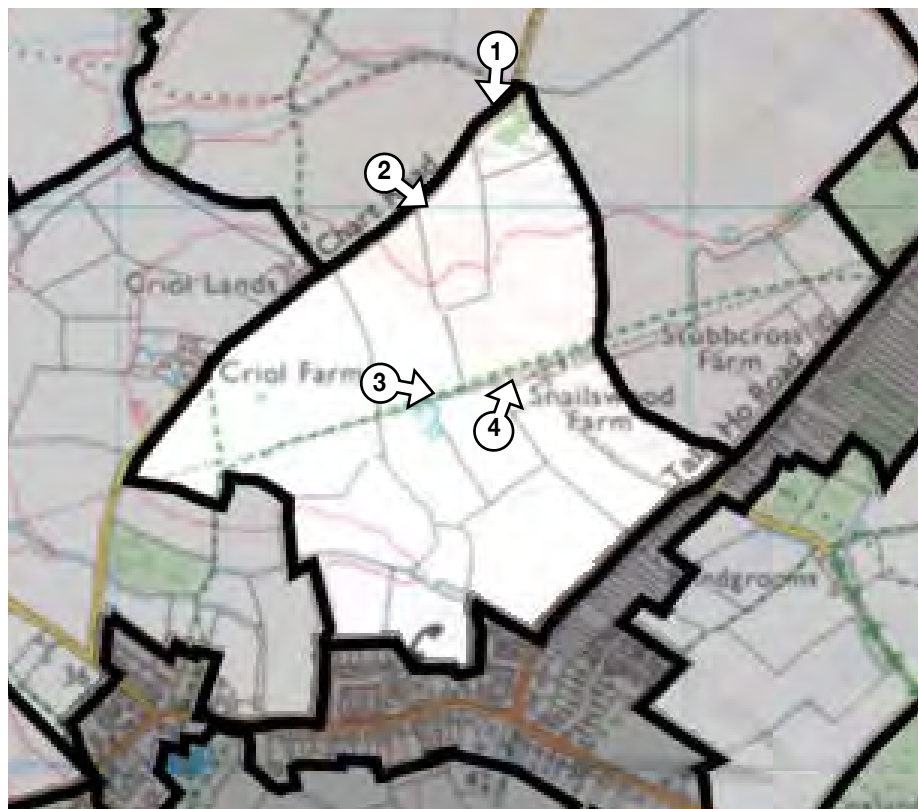
Context: Kent LCA: Bethersden Farmlands HLT: 1.6 Rectilinear with wavy boundaries			
Aesthetics – what is your overall impression of this area?			
TOPOGRAPHY	Apparent	Landform Gently undulating, rises to south	Views Out (From highest point) north to Ashford fringe and Coleman's Kitchen wood, long views west towards Bethersden, east to Tally Ho Road and Stubbs Cross, south to woodland.
TREE COVER	Apparent	Key visual elements Copse to north. Snailswood Farm, h'row trees	Views within Generally open, filtered by hedgerows in places
ENCLOSURE PATTERN	Apparent	Key visual elements Hedgerows	Pattern Small/medium, rectilinear, some wavy boundaries
SETTLEMENT & LANDUSE	Dominant Insignificant	Key visual elements Dominant farmland; farmstead mainly insignificant, but apparent to north	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Ponds		Species associations Little vegetation
Farm type	Primary Sheep grazing		Other Arable
Woodlands	Heritage features Small copse to north		Species Oak, hawthorn, blackthorn
Hedgerow trees	Heritage features Oak standards		Species Oak, hornbeam, field maple
Other trees	Heritage features At Snailswood Farm		Species Leylandii, garden trees
Field Boundaries	Heritage features Laid hornbeam hedge, stock fence, other hedges		Species Hawthorn, blackthorn, bramble, dog rose, field maple, ash, alder, dogwood, hawthorne
Highways	Verges Chart Road to NW boundary – short verge, generally good hedge		Other features
Buildings	Villages Shadoxhurst – urban edge to S+E		Farmsteads Snailswood Farm – small paddock, old farmhouse and new double garage block
Other features			

E42 ctd.

Brief description: Medium-large parcel of mixed farmland comprising some arable to the north, but dominated by sheep pasture to the south. Snailswood Farm is apparent in the north east, and a small copse to the northern boundary has good regeneration. The hedgerows are mainly continuous but heavily trimmed in places. Notable sections of laid hornbeam hedge to south. Small pond is largely barren of vegetation. Strong hedged boundary with Chart Road to northwest. The parcel is largely comprised of small-scale paddocks, most notably to the S, where the parcel has a more wooded feel due to frequent h'row trees. Linear housing at Shadoxhurst and Stubbs cross is apparent to the SE boundaries.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Hedge trimming, new brick garage block at Snailswood Farm. Housing to SE boundaries				Intact
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Small copse and pond		Ecological corridors Hedgerows – mainly continous, few high		Moderate
Intensity of land use Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Small copse, hedgerow trees, more apparent to south, scattered at farmstead		Age structure Regeneration in small copse	Good
Field Boundaries	Hedgerows: mainly continuous, some trimmed, some high. Laid hornbeam hedge. Small section of stock fence.			Variable
Other features	Pond with little vegetation			Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type New brick garage block at Snailswood Farm Linear housing at Shadoxhurst and Stubbs cross	Siting Prominent to north Apparent to SE boundaries	Design Mostly in character but unnecessary wall Various	Extent Localised Localised	Low



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Photograph locations/ direction

Survey Date: 15.07.05 Reference: E43 Location: Cherry Garden Wood Surveyors: AM/HA

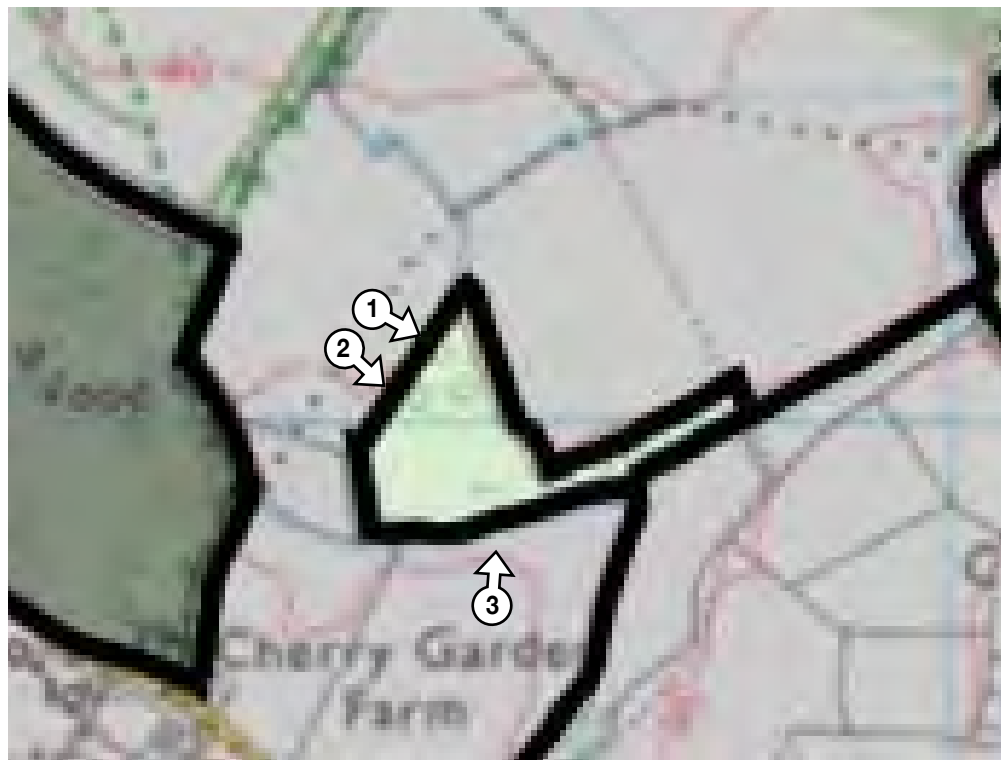
Study Sector:		Chilmington (Map ref: TQ965389)	
County Landscape Character Area:		Bethersden Farmlands	
Historic Landscape Type:		4.3	
Boundaries:		Rable of E40 to N, W and S. E41 to E	
TOPOGRAPHY	Apparent	Landform Flat	Views out (long/short/restricted) Short form boundary
TREE COVER	Apparent	Key visual 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 variation Deciduous
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Several streams runs through		Species associations Snakes, invertabraes, mammals, wetland vegetation, birds
Landuse/farm type	Primary Private woodland		Other
Woodlands	Coppice/plantation N/A		Species Oak, birch (ash, hornbeam, maple, hawthorne)
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt		Species
Field boundaries	Hedges/ditches/stock fence/electric Stockfence. Boundary managed by grazing in W.		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E43

Brief summary description: Small patch of regular shaped woodland. Mature trees with young scrub. Several streams runs through and liinks 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 edge to pasture/farmland is framed by hedgerows and streams with vegetation				Intact
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Appears to be mixed deciduous with scrub and mature trees.		Ecological corridors and networks Contains and is linked to other woodland by hedges, streams and ditches.		High
Intensity of land use and habitat trend				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Mature with young scrub		Good
Field Boundaries		Survival of historic field pattern and condition		
Other features				
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	



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Photograph locations/ direction



Bethersden Farmlands

BF7: Barton Farm Bocage

Survey Date: 25.11.04 Reference: E16 Location: Goldwell Surveyors: AK/MG

Study Sector:		Chilmington Green (Map ref: TQ965419)	
County Landscape Character Area:		Bethersden Farmlands	
Historic Landscape Type:		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 NE	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform dominant knoll, otherwise undulating	Views out (long/short/restricted) panoramic from knoll, medium from southern section
TREE COVER	Dominant Apparent Insignificant	Key visual elements hedgerow trees, boundary woodland	Views within (filtered/framed/open/restricted) Open
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow	Pattern and scale Medium – large size
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements isolated houses, Goldwell on knoll is apparent	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable, paddocks, unimproved grassland	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Knoll to north, pond		Species associations
Landuse/farm type	Primary Arable		Other Paddocks, unimproved grassland
Woodlands	Coppice/plantation Purchase wood to S boundary		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt hedgerow trees		Species Oak
Field boundaries	Hedges/ditches/stock fence/electric Hedgerows, stock fencing		Species Elm, dogwood, hazel, privet, ash, beech to south, mainly hawthorn to north
Highways and footpaths	Major road/railway/local road/footpath/no public access Country lanes, footpaths		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Oast at Goldwell prominent on knoll		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E16 ctd.

Brief summary description:				
Large and varied irregular shaped parcel with notable rising land to knoll in north with Goldwell oast house. Largely comprises medium scale mixed arable plus sheep grazing and horse paddocks. Small section of unimproved grassland to west. Mainly continuous hedgerows and fine stretch of hedgerow trees south of Cobham wood. Strong boundary to south east with Purchase Wood. Crisscrossed by lanes and footpaths.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches unimproved grassland		Ecological corridors and networks Hedgerows		High Moderate Low
Intensity of land use and habitat trend moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure mature oak		Good Variable Poor
Field Boundaries		Survival of historic field pattern and condition some gappy, some thick and high along lanes		Good Variable Poor
Other features		Oast at Goldwell		Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



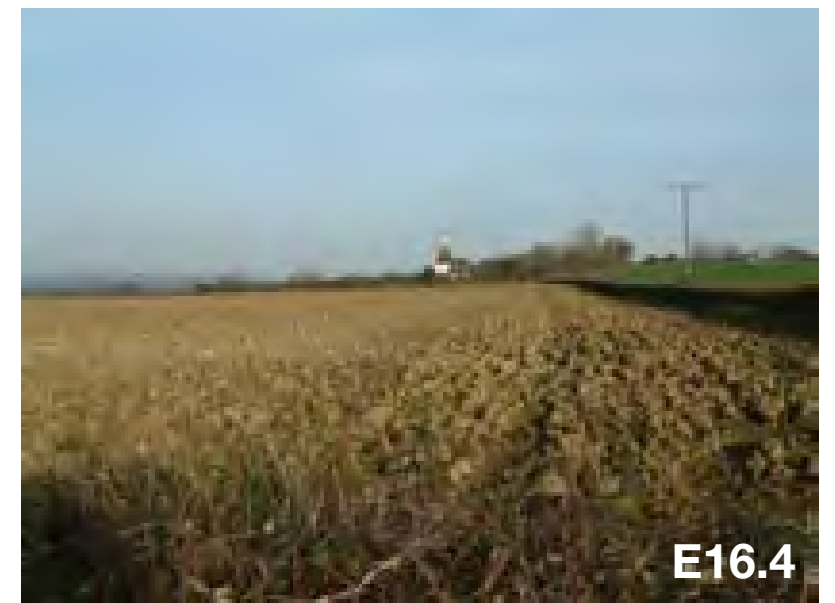
E16.1



E16.2



E16.3



E16.4

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

Study Sector:		Chilmington Green (Map ref: TQ955408)	
County Landscape Character Area:		Bethersden farmlands	
Historic Landscape Type:		1.16 Small rectilinear with wavy boundaries and ponds	
Boundaries:		Arable of E24 and settlement at Yardhurst to W, settlement at Daniel's Water to N, mixed farmland of E29 to east and E26 to south	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform flat	Views out (long/short/restricted) short
TREE COVER	Dominant Apparent Insignificant	Key visual elements hedgerow trees	Views within (filtered/framed/open/restricted) restricted
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerows	Pattern and scale Small - Medium scale
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable and pasture	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Ponds		Species associations
Landuse/farm type	Primary Arable		Other Grazing pasture
Woodlands	Coppice/plantation		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt hedgerow trees		Species Oak
Field boundaries	Hedges/ditches/stock fence/electric Hedges, ditches		Species Hawthorn, blackthorn
Highways and footpaths	Major road/railway/local road/footpath/no public access footpath to north, lane to western boundary		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Part of Daniel's Water Farm		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E25 ctd.

Brief summary description:				
Small, flat parcel comprising small rectilinear fields of arable and pasture bounded by intact hedgerows with mature oak standards. Bounded to west by hedged lane and to N by Daniel's Water Farm. Scattered ponds. Restricted views.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches pasture, ponds	Ecological corridors and networks Hedgerows, ditches		High Moderate Low	
Intensity of land use and habitat trend Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure mature			Good Variable Poor
Field Boundaries	Survival of historic field pattern and condition intact			Good Variable Poor
Other features				Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low



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E25.1



E25.2



Photograph locations/ direction

Survey Date: 15.07.05 Reference: E26 Location: Barton Farm Surveyors: MG/HA

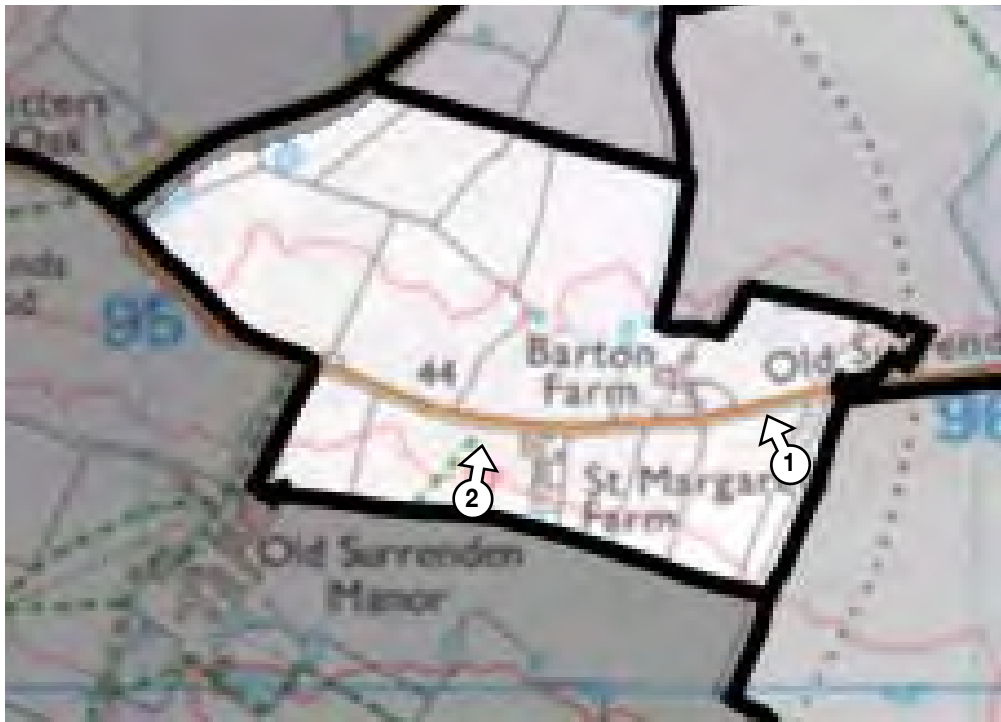
Study Sector:		Chilmington (Map ref: TQ956403)	
County Landscape Character Area:		Bethersden Farm lands	
Historic Landscape Type:		1.9. Small reg. W. straight boundaries	
Boundaries:		E24 to NW; Study boundary to W and S; E29 to E; E 25 to N	
TOPOGRAPHY	Insignificant	Landform Slight rise to SE, mainly flat	Views out (long/short/restricted) Long views N
TREE COVER	Apparent	Key visual elements Hedgerow trees along lanes plus some internal	Views within (filtered/framed/open/restricted) Open to W, more framed to S and E
ENCLOSURE PATTERN	Apparent	Key visual elements Hedgerows – more apparent to E (although some loss)	Pattern and scale Variable – large to W – loss of hedgerow. Smaller, regular to S and E with more continuous hedgerows.
SETTLEMENT & BUILT FEATURES	Apparent	Key visual elements Busy local road and two farmsteads	Pattern Along lane
LANDUSE	Apparent	Key visual elements Arable dominant to W. Elsewhere mainly rough pasture	Seasonal variation With crop and deciduous trees.
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Small ponds – private		Species associations Willow
Landuse/farm type	Primary Rough pasture		Other Arable to W, some horse grazing and improved grassland
Woodlands	Coppice/plantation		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Strong hedgerow w mature trees along lanes. Some internal hedgerow trees.		Species Oak, ash
Field boundaries	Hedges/ditches/stock fence/electric Strong hedgerows along lanes. Ditch along part of lane.		Species Hawthorne, elder, fieldmaple, blackthorne, rose.
Highways and footpaths	Major road/railway/local road/footpath/no public access Local road to NW boundary plus bisecting E/ W footpath at Old Summersden Manor.		Other features (such as tree-lined lanes) Lanes have many mature trees
Built features	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)			

Reference: E26

Brief summary description: Small parcel of largely flat, mixed farmland, offering fine long views N. Dominated by fairly open arable to W, but smaller scale rough pasture dominates to E, with some horse grazing and improved pasture associated with farmsteads. Parcel is bisected E/W by busy Old Surrender Manor Rd, which interrupts parcel, although is well lined by hedgerows and mature oaks. Two farmsteads along road, including run-down industrial unit at Barton farm which is a detractor. Internal hedgerows are more apparent to E across rough pasture, although remain gappy in places. Small poach through the parcel are inaccessible				
Visual context and unity – <i>assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance</i>				
Barton Fm – neglected small industrial unit and wasteland Busy Old Surrender Manor Rd bisects parcel E/W				Interrupted
Ecological integrity – <i>how well does this area of countryside function as a habitat for wildlife?</i>				
Extent of semi-natural habitat and patches Rough pasture to E. Small ponds – private Some standing deadwood		Ecological corridors and networks Continuous hedgerow trees along lanes, some good internal hedgerows		Moderate Lower to W (arable). Quite high in rough pasture
Intensity of land use and habitat trend Moderate				
Condition of heritage features – <i>assess current condition and make note of vulnerability to change</i>				
Tree Cover		Age structure Mainly mature oak along lanes and internally		Good
Field Boundaries		Survival of historic field pattern and condition Strong hedge along lane, some hedgerow loss to W. More apparent hedges to E.		Variable
Other features				
Impact of built development – <i>how well does modern development respect local vernacular, character and sense of place</i>				
Type Local road	Siting Bisects parcel	Design Busy – noise	Extent	Moderate
Industrial unit	Barton Fm		Slightly sprawling	



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Photograph locations/ direction

Study Sector:		Chilmington Green (Map ref: TQ961411)
County Landscape Character Area:		Bethersden Farmlands
Historic Landscape Type:		9.2 Scattered settlement with 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
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Mix of styles including brick and pebbledash	
Street Scene	Frontage/ verge/ boundaries/ materials Wide lane with native mix hedges of mainly hawthorn and sloe Adjacent to bungalows verge is mown grass with low picket fencing	Planting/ signage/ lighting
Edge condition	New housing N/A	
Other features (include detractors)	-	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Suburban feel due to building styles and open layout.		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Open agricultural landscape defined by hedges, lanes with wide verges, sporadic hedgerow oaks on lane, but mostly open. Settlement consists of simple bungalows in large garden plots divided off from fields on east of Sandy Lane and Forstal Farm on the west side.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Scale low and in keeping with tradition of scattered settlements in the wealden landscape, but form of bungalow in large garden with sheds and conservatories etc. not in character with traditional scattered farm cottages.				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement	Forstal Farm - victorian, very different to the row of bungalows on the opposite side of the lane. Cohesion by virtue of hedges and associated vegetation, but buildings scattered.		High Moderate Low	
Intensity of built form and trend Low density suburban quality of bungalows, traditional farm group for the Forstal				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular			Good Variable Poor	
Tree Cover	Age structure Hedgerow trees sporadic, ornamentals in gardens - oak		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Elm, thorns, dogwood, hazel, honey suckle, rose, goat willow		Good Variable Poor	
Other features	Local hedges predominantly hawthorn with sloe and bullace, wild rose, suckering elm, some oak, ash, goat willow		Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Bungalows	Siting Plots divided from a field edge to lane	Design not varied features	Extent discrete	High Moderate Low



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Photograph locations/ direction



E28.1



E28.2



E28.3



E28.4



E28.5

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

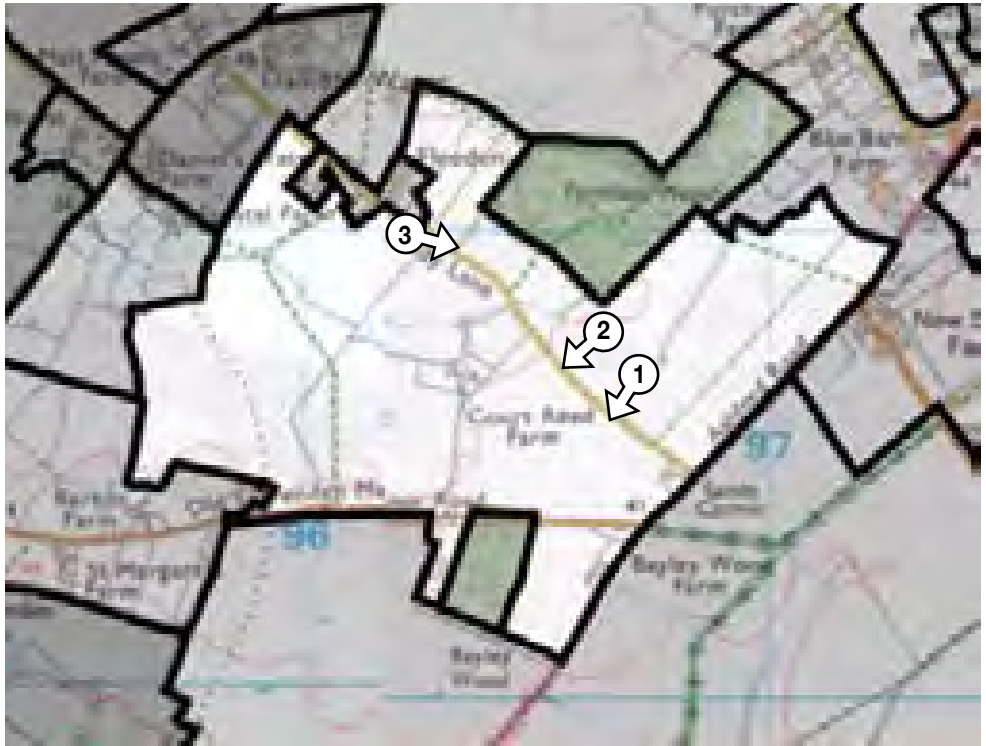
Study Sector:		Chilmington Green (Map ref: TQ963407)	
County Landscape Character Area:		Bethersden farmlands	
Historic Landscape Type:		1.10 Medium regular with straight boundaries	
Boundaries:		Farmsteads and Purchase Wood (E27) to N, Ashford Rd A28 to E, Bayley wood (E30) and arable of E31 C to S, mixed farmland and settlement of E25, E26 and E22 to west	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform level	Views out (long/short/restricted) short
TREE COVER	Dominant Apparent Insignificant	Key visual elements	Views within (filtered/framed/open/restricted) filtered
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerows	Pattern and scale Medium scale
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Isolated farm	Pattern dispersed
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds		Species associations
Landuse/farm type	Primary Arable		Other Grazing
Woodlands	Coppice/plantation Boundary woodlands to N and S		Species Oak
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt hedgerow oaks, linear poplars at farm		Species
Field boundaries	Hedges/ditches/stock fence/electric Hedges, mature hedgerow along Sandy Lane		Species Hawthorn, blackthorn, dog rose, oak, ash
Highways and footpaths	Major road/railway/local road/footpath/no public access Sandy Lane and footpaths		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Farm machinery outlet to west of Bayley Wood		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E29 ctd.

Brief summary description:				
Medium to large sized parcel of medium-scale flat mixed arable farmland with limited views. Significant boundary with Purchase Wood to north. Court Reed Farm isolated in centre of parcel is enclosed by very prominent tall Leylandii, as well as linear poplars. Notable species-rich hedgerow along Sandy Lane which bisects the parcel.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Leylandii around Court Reed Fm Ashford Road, A28 to E				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches	Ecological corridors and networks Hedgerows		High Moderate - low Low	
Intensity of land use and habitat trend Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure mature oaks within hedgerow			Good Variable Poor
Field Boundaries	Survival of historic field pattern and condition Hedgerows intact			Good Variable Poor
Other features				Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High
Court Reed Farm	Isolated	Tall Leylandii very prominent		Moderate - low Low



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Photograph locations/ direction



Date: 27/10/04 Location: E30 Bayley Wood Map reference: TQ964403

Context: Kent Landscape Character Area: Bethersden Farmlands HLT: 4.9 Pre-19 th Century coppices		
Aesthetics – what is your overall impression of this area?		
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Flat woodland Views Out Adjacent farmland
TREE COVER	Dominant Apparent Insignificant	Key visual elements Former coppice Views within Restricted
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedge and ditch along road Pattern
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Woodland Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?		
Natural features		Species associations
Farm type	Primary	Other
Woodlands	Heritage features Former coppice	Species Hornbeam, oak, blackthorn, willow, hawthorn
Hedgerow trees	Heritage features	Species
Other trees	Heritage features	Species
Field Boundaries	Heritage features Hedge and ditch to north along Old Surrenden Manor Lane	Species Hawthorn, blackthorn, dogwood, dog rose
Highways	Verges	Other features
Buildings	Villages	Farmsteads
Other features		

E30 ctd.

Brief description: Small parcel of former hornbeam coppice with oak standards, only accessible from road. Forms a strong boundary to the north along Old Surrenden Manor Road. Encroached upon to the west by the 'Kent Harvest Centre' – a farm machinery outlet. A cleared path through the wood is evident on the OS map.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Encroaching farm machinery outlet. Busy road to north.				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit 100%	Ecological corridors Very limited linking hedgerows		High <i>Moderate</i> <i>Low</i>	
Intensity of land use Low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent 100%	Age structure mainly overmature	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Hedge and ditch to north			Good <i>Variable</i> <i>Poor</i>
Other features				<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Farm machinery outlet encroaching to west	Siting	Design large iron warehouse	Extent	<i>High</i> <i>Moderate</i> Low



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Photograph locations/ direction



E30.1



E30.2

Bethersden Farmlands

BF8: Goldwell Lane Farmsteads

Study Sector:		Chilmington Green	(Map ref: TQ971416)
County Landscape Character Area:		Bethersden Farmlands	
Historic Landscape Type:		9.2 Scattered settlement with paddocks (1810 extent)	
Boundaries:		E16 to N & W, E13, E17 & E31A to E, E31C & E29 to S	
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Pre - 20 th century clusters of farm buildings with medieval houses scattered throughout farmland Blue Barn Farm - equestrian and canine beauty parlour	
TOPOGRAPHY	Apparent	Landform Gentle slope rising to north west	
TREE COVER	Apparent	Key visual elements Native hedgerow with elm, sloe and young trees. Mix of mature and young trees, mainly oak, some willow and poplar	
FORM & LAYOUT	Clustered		
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Pre – 20 th century	
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?			
Building style	Roof & materials/ scale Vernacular buildings with brick, peg tiles and rag-stone freestanding walls. Blue Barn Farm – modern outbuildings including shiplap barn with corrugated iron roof.		
Street Scene	Frontage/ verge/ boundaries/ materials Lane with native hedge, ditch and verge. Mature oaks along garden boundaries. White picket fencing	Planting/ signage/ lighting Telegraph poles	
Edge condition	New housing N/A		
Other features (include detractors)	Unattractive outbuildings at Blue Barn Farm. Noise from traffic along Ashford Road.		
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Away from Ashford Road a quiet pleasant country lane with random mix of memorable vernacular buildings.			

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Scattered development along country lane - all pre 20 th century. Round oast suggest some farm buildings are mid 19 th century whilst houses may be much older. Predominantly kentish brick and hung peg tiles above ground floor and peg tile roofs. Some farm building with slate roofs. Some use of white painted shiplap timber.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Detached buildings and clusters of buildings in garden setting with mixed species agricultural hedges, with fields and small woodlands adjoining.				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement Not a nucleated settlement but typical of Wealden scattered homesteads/ farms			High Moderate Low	
Intensity of built form and trend N/A				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Older buildings probably timber frames with timber or tile cladding or brick infill/ cladding		Good Variable Poor	
Tree Cover	Age structure Mature oaks in hedgerows		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Classic Wealden lanes with high mixed species hedges and occasional hedgerow trees, some young.		Good Variable Poor	
Other features	-		Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type N/A	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



E15.1



E15.2



E15.3



E15.4



E15.5



E15.6

Study Sector:		Chilmington Green (Map ref: TQ975414)
County Landscape Character Area:		Bethersden Farmlands
Historic Landscape Type:		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 remains of moat intact. Old farmhouse and Kentish barn conversion for dwellings within large gardens and stabling. Two bungalows.
TOPOGRAPHY	Apparent	Landform Gentle slope
TREE COVER	Apparent	Key visual elements tall leylandi hedges to dwellings with small section of hawthorn/ sloe hedges
FORM & LAYOUT	Linear Clustered Sprawling	isolated
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Conversions and 1950's bungalows
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Farmhouse conversion has old timber frame building with brick infill and lavish nouveau riche gates. Kentish barn conversion with peg tile roof and black painted shiplap timber walls. Other out buildings modern, of timber. Bungalows are white rendered.	
Street Scene	Frontage/ verge/ boundaries/ materials Wide mown grassy verge with leylandi hedge and section of hawthorn/ sloe hedge	Planting/ signage/ lighting 40 mile speed signs
Edge condition	New housing N/A	
Other features (include detractors)	Noise from Ashford Road	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Former farms with gate detailing and leylandii hedge inappropriate in country setting		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Former farm group either side of the old Ashford Road. Little Moat Farm old timber frame with brick infill and peg tile roof. The Moat farmhouse - brick and tile - clustered with Kentish barn conversion adjacent to road – peg tile roof with black painted shiplap timber walls. Other out buildings modern, of timber. Little Moat Farm surrounded by high non-native leylandii hedge and ostentatious steel gate with gilded features out of character with setting.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Views to NW over open farmland, Little Moat Farm/bungalows enclosed with extensive gardens/stables.				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement Settlement straddles the old Ashford Road. Moat Farm to the north west, Little Moat Farm and some post war bungalows to SW behind high hedges beyond mown wide verge to road.	Real difference between more open Moat Farm and enclosed detached properties.		High Moderate Low	
Intensity of built form and trend				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Timber frame with brick infill, peg tiles, black painted ship lap		Good Variable Poor	
Tree Cover	Age structure -		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Limited to isolated trees mixing oaks and willows with exotic aliens e.g. eucalyptus, leylandii etc		Good Variable Poor	
Other features	Medieval moat, not obvious from road, noted on OS map, and seen through gateway in hedgeline.		Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type post war detached bungalows	Siting ribbon development SW of old Ashford Road	Design hipped roofs reduce impact	Extent 2 hidden behind high hedges	High Moderate Low



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Photograph locations/ direction



E17.1



E17.2



E17.3

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

Study Sector:		Chilmington Green (Map ref: TQ966411)	
County Landscape Character Area:		Bethersden Farmlands	
Historic Landscape Type:		4.9 pre 19 th century coppices	
Boundaries:		Surrounded by mixed farmland to N, W and S and by settlement with paddocks to E	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform flat	Views out (long/short/restricted)
TREE COVER	Dominant Apparent Insignificant	Key visual elements Woodland	Views within (filtered/framed/open/restricted) Restricted, open and linear along rides
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements	Pattern and scale
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements coppice	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Wet grassland		Species associations Juncus
Landuse/farm type	Primary woodland		Other
Woodlands	Coppice/plantation Coppice		Species Hornbeam, oak standards, some birch and hazel
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt		Species
Field boundaries	Hedges/ditches/stock fence/electric		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access Footpaths criss-cross		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E27 ctd.

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				
				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches 100%		Ecological corridors and networks		High Moderate Low
Intensity of land use and habitat trend Low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Mature		Good Variable Poor
Field Boundaries		Survival of historic field pattern and condition		Good Variable Poor
Other features				Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low



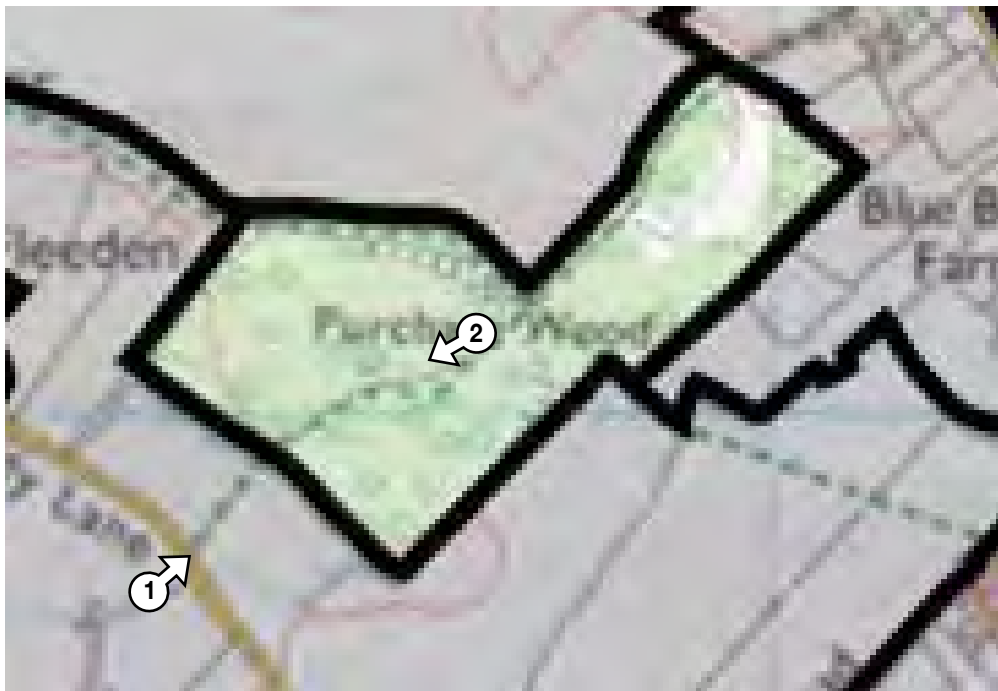
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E27.1



E27.2



Photograph locations/ direction

Study Sector:		Chilmington Green (Map ref: TQ982404)
County Landscape Character Area:		Upper Stour Valley
Historic Landscape Type:		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 hillside from near Coleman's Kitchen Wood to Magpiehall Lane. Older buildings brick with pegtiles in traditional manner, some ragstone used, large grey profiles asbestos concrete barns to Chilmington green farm. Great Chilmington has a maot and a collection of Wealden dwellings plus a round oast (1830-90). Also galvanised steel grainstore about 2 storeys high of uncharacteristic form for area.
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Falling from north east to south west steeply on higher ground. Levelling out in SW.
TREE COVER	Dominant Apparent Insignificant	Key visual elements Poplar shelterbelt to north west side, hedgerow oaks – mature and some willows
FORM & LAYOUT	Linear Clustered Sprawling	A series of farm clusters in a linear overall compartments – reads as a series of closely spaced farms
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Key buildings all pre 20 th cent, clearly some much older. Late 20th cent large farm sheds and outbuildings/grainstore etc
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Brick, hung tile, peg tile, ragstone	
Street Scene (Lane)	Frontage/ verge/ boundaries/ materials Wide grassy verges, some mown	Planting/ signage/ lighting N/A
Edge condition	New housing N/A	
Other features (include detractors)	Some leylandii creeping into mix thorn hedging around residential buildings – unnecessary choice of species that could soon dominate	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible?		
Tranquil, rural, sound of farm machinery, birds, crickets and distant fait sound of cars on the A28/ Colemans Kitchen Lane		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Located on a greensand knoll in the low weald, a locally high point, approx 20m fall over the LDU views to south and west towards the old saxon shoreline woodlands and the Bethersden wooded farmlands. Discrete groups of farm buildings and older manor, grange, cottages etc with pastureland paddocks, some with sheep within a wider context of arable land. Narrow lanes with wide verges and ditches and well maintained mixed spp. Hedgerows, some quite high.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Views to farmland and to east the southward extension of Ashford at the edge of the large prairie field to the east.				Intact <i>Interrupted</i> <i>Fragmented</i>
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement		A series of farms enclosed by hedges in well hedged lanes absorbing the buildings	<i>High</i> Moderate <i>Low</i>	
Intensity of built form and trend Farm groups				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Trad brick, tile, pegtile roofs, some ragstone		Good <i>Variable</i> <i>Poor</i>	
Tree Cover	Age structure older hedgerow oaks, younger willows especially around Gt Chilington, and poplar shelterbelts		<i>Good</i> Variable <i>Poor</i>	
Field Boundaries	Survival of historic field pattern and condition Mixed spp hedges well maintained, some higher in paddocks. Spp inc. thorns, rose, field maple, elm, dog wood, clematis, hazel, goat willow, bullace.		Good <i>Variable</i> <i>Poor</i>	
Other features	Moat – not visible from public rights of way. Fine beech hedge fronting lane to Chilminton green Farm house		<i>Good</i> <i>Variable</i> <i>Poor</i>	
Impact of built development – how well does modern development respect local vernacular, character and sense of place N/A				
Type	Siting	Design	Extent	<i>High</i> <i>Moderate</i> <i>Low</i>



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Photograph locations/ direction



E38.8



E38.7



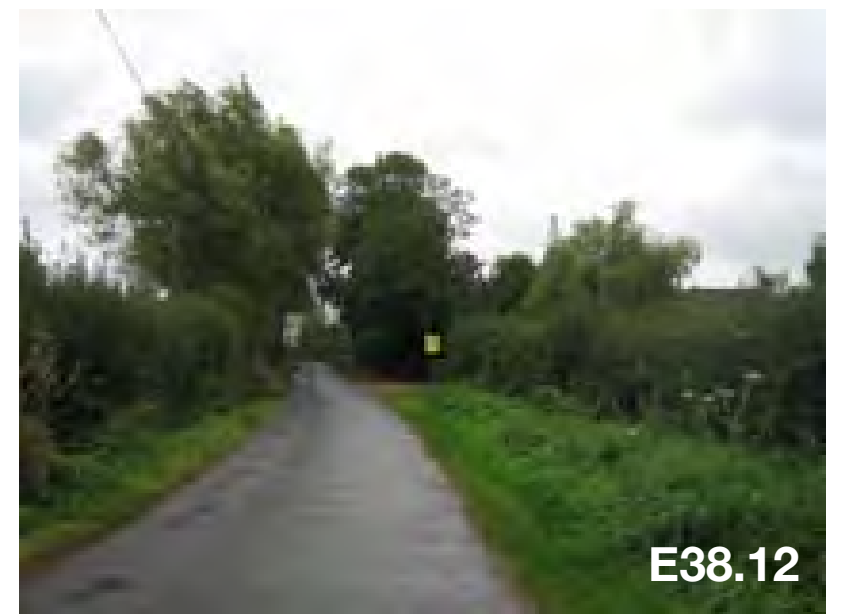
E38.10



E38.5



E38.6



E38.12

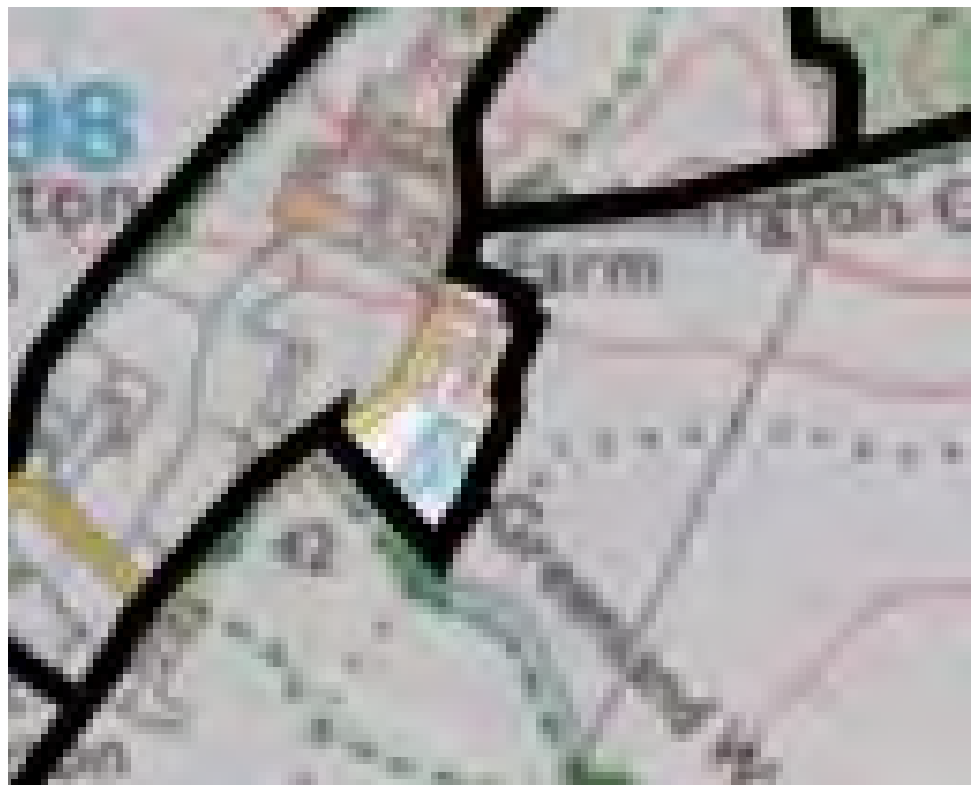
Study Sector:		Chilmington Green (Map ref: TQ983403)
County Landscape Character Area:		Bethersden Farmlands
Historic Landscape Type:		9.2 Scattered settlement with paddocks (1810 extent)
Boundaries:		E38 to W, E33 to E
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements large barns in corrugated steel and asbestos cement with smaller outbuilds clustered around in block and brick
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Greensand knoll rising to Colemans Kichen Wood, expanse lowlying prairie field to east long views
TREE COVER	Dominant Apparent Insignificant	Key visual elements no tree cover, but nearby Coleman's Kitchen Wood forms a backdrop against which the farm nestles
FORM & LAYOUT	Linear Clustered Sprawling	
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Larger buildings mostly post war, post 60s, but smaller buildings later Victorian/Edwardian
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Large Barn roofs	
Street Scene	Frontage/ verge/ boundaries/ materials N/A	Planting/ signage/ lighting N/A
Edge condition	New housing N/A	
Other features (include detractors)	Large barns might be considered a detractor by some, but are part of the rural scene	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible?		
Tranquil, working farm. Noted Cow tending/cleaning newly born calf		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Locally higher ground with views south to the old saxon shoreline woodlands, the large open arable prairie to the east with encroaching southern edge of Ashford. Open character with backdrop of Colman's Kitchen Wood. Lane with wide verges and hedges borders, few trees. This farm cluster effectively part of the E38 settlement, Chilmington Green Farm house on opposite side of the lane.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Rural setting with dairy and arable land surrounding				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement	discrete		High Moderate Low	
Intensity of built form and trend Farm yard/group				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Mostly newer barns some older brick built milking sheds		Good Variable Poor	
Tree Cover	Age structure		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Well maintained mixed thorn hedges inc Hawthorn, blackthorn, dogwood, elm		Good Variable Poor	
Other features			Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type New residential	Siting Adjacent sites	Design 21 st cent suburban	Extent Distant views	High Moderate Low

E39 Chilmington Green Farm / Great Chilmington



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Photograph locations/ direction



E39.1



E39.2



E39.4



E39.3

Bethersden Farmlands

BF9: Great Chart Farmlands

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

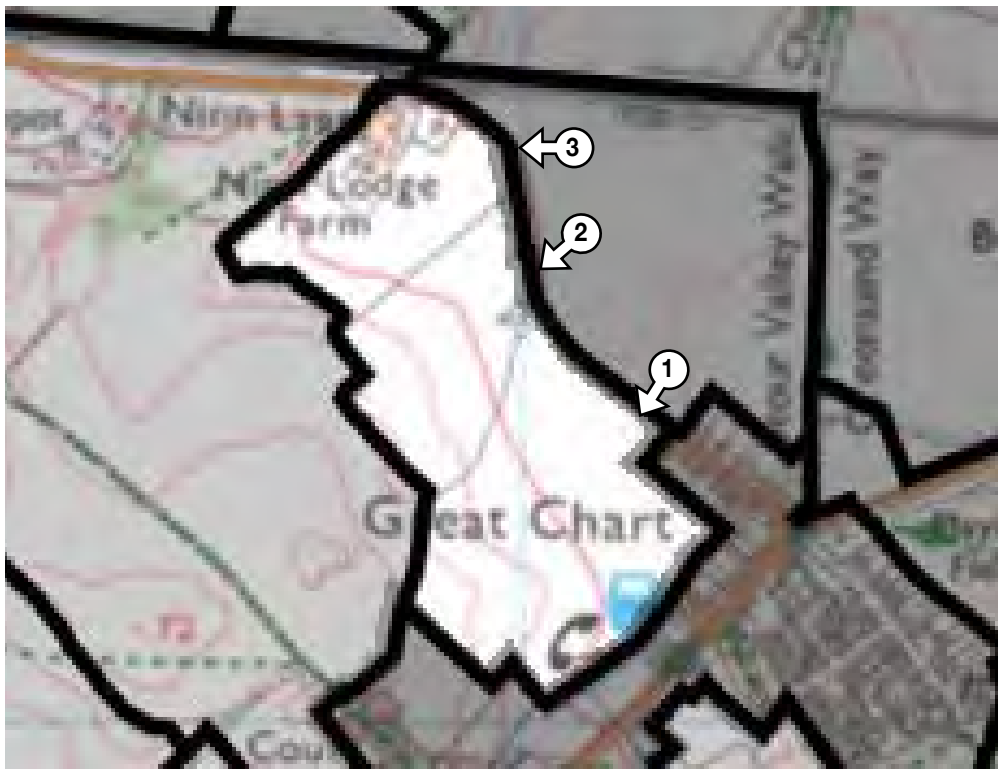
Study Sector:		Chilmington Green (Map ref: TQ980424)	
County Landscape Character Area:		Bethersden Farmlands	
Historic Landscape Type:		1.10 Medium regular with straight boundaries	
Boundaries:		Great Chart village to S, E2 arable to NE, E12 arable to west	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform gently sloping	Views out (long/short/restricted) medium to S and N, long distance E to Ashford
TREE COVER	Dominant Apparent Insignificant	Key visual elements oaks in hedges	Views within (filtered/framed/open/restricted) Open
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerows	Pattern and scale Medium, regular
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Farm and isolated house	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable, pasture	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds		Species associations
Landuse/farm type	Primary Arable		Other pasture
Woodlands	Coppice/plantation		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Hedgerow trees		Species Oak, ash
Field boundaries	Hedges/ditches/stock fence/electric Hedge, stock fence		Species Hawthorn, ash, blackthorn
Highways and footpaths	Major road/railway/local road/footpath/no public access Ninn Lane to E		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Farm and isolated house		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E5 ctd.

Brief summary description:				
Small parcel gently rising to W giving easterly aspect to fringe of Ashford. Comprises two arable fields and smaller grazing paddock. Continuous hedges to the exterior with scattered oaks and linear group of ash to west. Ninn Lodge Farm to north and small isolated cottage to east.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Telegraph poles, some Leylandii hedges				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches	Ecological corridors and networks		High Moderate - low Low	
Hedgerows				
Intensity of land use and habitat trend High - moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure Mature			Good Variable Poor
Field Boundaries	Survival of historic field pattern and condition Intact			Good Variable Poor
Other features				Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low
Buildings at Ninn Lodge Farm				



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Photograph locations/ direction



E5.1



E5.2



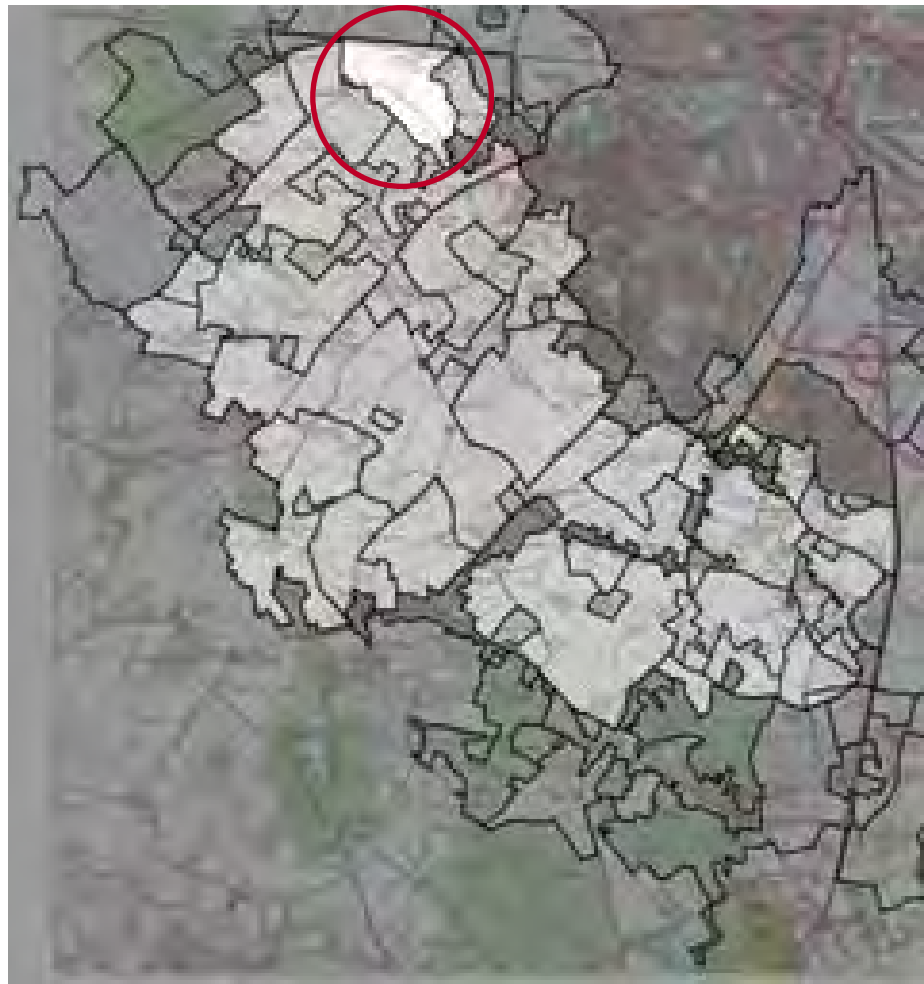
E5.3

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

Study Sector:		Chilmington Green (Map ref: TQ974426)	
County Landscape Character Area:		Bethersden Farmlands	
Historic Landscape Type:		1.13 Prairie fields	
Boundaries:		E7 & E9 over railway to N; E5 and Great Chart to E and S; E13 & E16 arable to W	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform rises to knoll in west	Views out (long/short/restricted) panoramic from knoll
TREE COVER	Dominant Apparent Insignificant	Key visual elements woodland	Views within (filtered/framed/open/restricted) Open, restricted in places by landform
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow	Pattern and scale Large arable, smaller scale paddock
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Recycling depot to north	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable, grazing pasture	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Knoll		Species associations
Landuse/farm type	Primary arable		Other Sheep grazing
Woodlands	Coppice/plantation Small woodland clumps		Species Ash, oak
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Hedgerow, some individual poplars		Species Oak
Field boundaries	Hedges/ditches/stock fence/electric Hedges, stock fencing		Species Field maple, hawthorn, blackthorn
Highways and footpaths	Major road/railway/local road/footpath/no public access Ninn Lane and railway to N, footpaths crisscrossing		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E12 ctd.

Brief summary description:				
Medium sized irregular shaped parcel of large open arable and a small sheep grazed paddock. Land rises steeply to knoll in the west. Isolated small woodland clumps. Recycling depot to north. Northern boundary comprises Ninn Lane with trimmed hedgerow and railway. Panoramic views from knoll.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Recycling depot Railway to north				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches small woodlands	Ecological corridors and networks Hedgerows	High Moderate Low +		
Intensity of land use and habitat trend High				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure mature		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Some loss of hedgerows		Good Variable Poor	
Other features			Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High
Recycling depot	Well screened			Moderate
				Low +



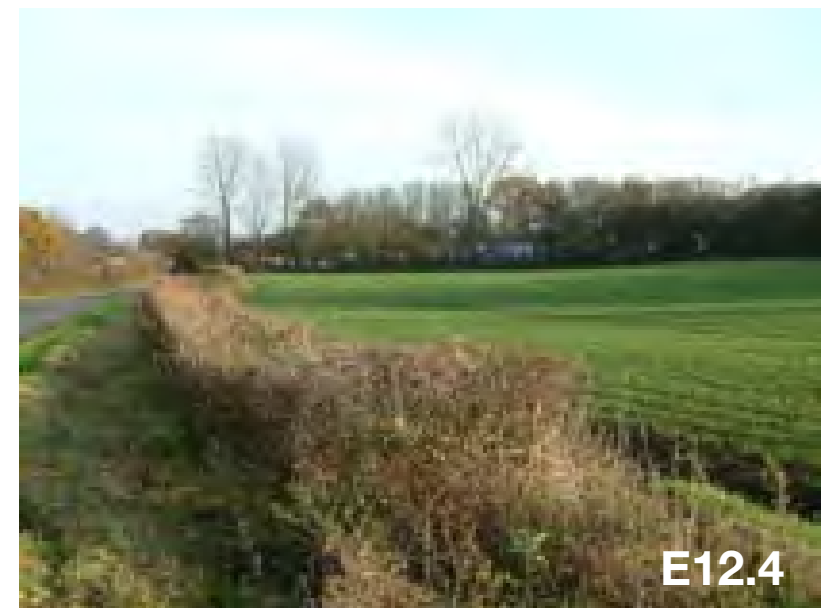
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Photograph locations/ direction



E12.1



E12.4



E12.3



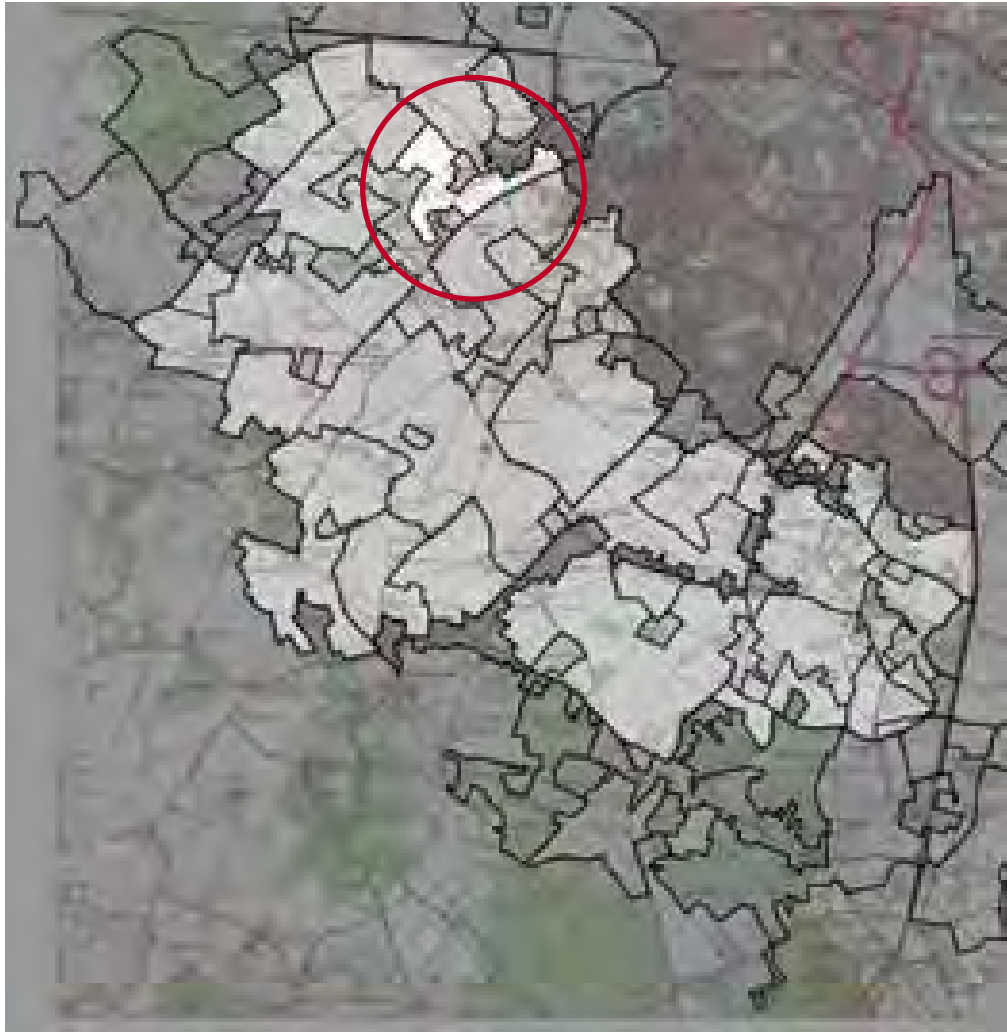
E12.5

Survey Date: 25.11.04 Reference: E13 Location: W of Great Chart Surveyors: AK/MG

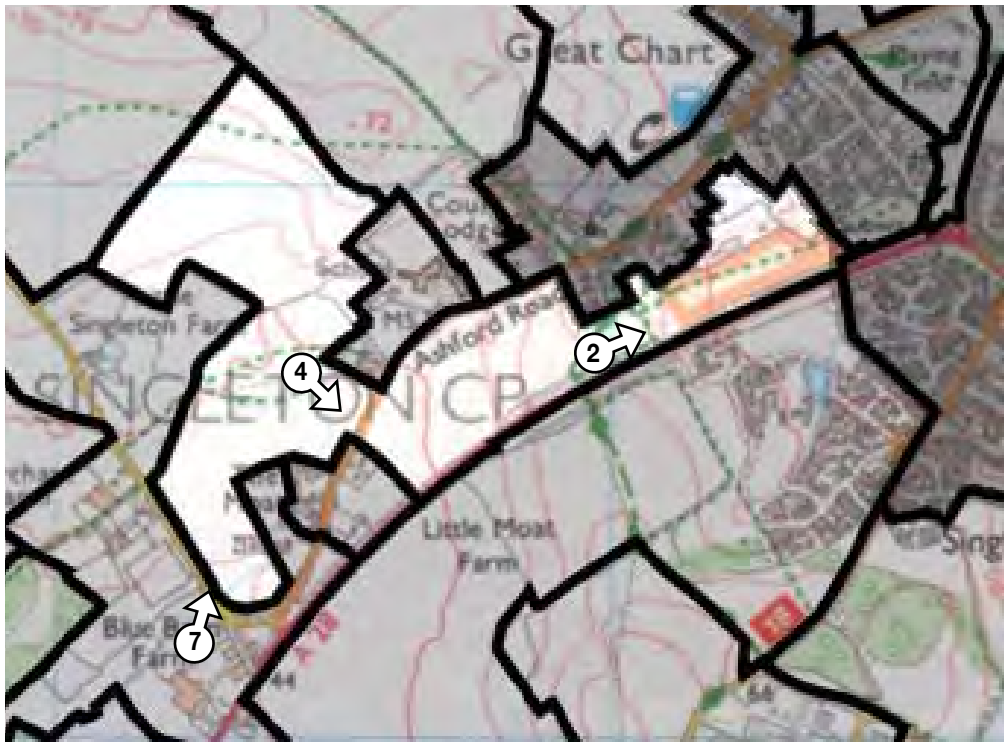
Study Sector:		Chilmington Green (Map ref: TQ974426)	
County Landscape Character Area:		Bethersden Farmlands	
Historic Landscape Type:		1.10 Medium regular with straight boundaries	
Boundaries:		Great Chart to E; A28 to SE; farmsteads to W; arable farmland of E12 and E16 to N	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform sloping to E and S	Views out (long/short/restricted) long views E to Ashford, and S
TREE COVER	Dominant Apparent Insignificant	Key visual elements	Views within (filtered/framed/open/restricted) Open
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow	Pattern and scale Variable
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Open space, arable, pasture	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds		Species associations
Landuse/farm type	Primary Arable and paddocks to west		Other Open space and playground to east
Woodlands	Coppice/plantation New planting in E section		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt linear along A28		Species Oak, field maple
Field boundaries	Hedges/ditches/stock fence/electric Hedges (thick along A28), stock fencing		Species Oak, field maple, hawthorn, dog rose
Highways and footpaths	Major road/railway/local road/footpath/no public access A28 to S, Ashford Rd, footpaths		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E13 ctd.

Brief summary description:				
Medium sized variable parcel of undulating mixed farmland comprising arable, sheep grazing and horse paddocks. Varied eastern section contains a strip of recent planting, rough grassland and playground with direct views to Ashford and Great Chart. A28 to southern boundary is well wooded. Hedge-lined Ashford Road bisects parcel.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
A28. Varied land uses disrupt unity.				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches New woodland planting	Ecological corridors and networks Hedgerows, wooded strip along A28	High Moderate - Low		
Intensity of land use and habitat trend moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure recent planting, mature elsewhere		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Some gappy hedgerows, some replacement by fencing		Good Variable Poor	
Other features			Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



E13.2



E13.3



E13.4



E13.8



E13.7

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

Study Sector:		Chilmington Green (Map ref: TQ977414)	
County Landscape Character Area:		Bethersden farmlands	
Historic Landscape Type:		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 Apparent Insignificant	Landform rises north and south	Views out (long/short/restricted) long distance N, W and S
TREE COVER	Dominant Apparent Insignificant	Key visual elements Woodland blocks to NE, hedgerow trees	Views within (filtered/framed/open/restricted) Open to S and W, filtered to NE adjacent to new housing
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Limited hedgerows	Pattern and scale Large and open to south and west, pattern lost to NE due to new housing
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements New housing estate to NE	Pattern Concentrated to fringe of Singleton
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable and housing	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Topography		Species associations
Landuse/farm type	Primary Arable		Other New housing
Woodlands	Coppice/plantation Woodland blocks 20-30 years old, recent planting adjacent to E37		Species Field maple, birch, oak
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Scattered oaks on field boundaries		Species oak
Field boundaries	Hedges/ditches/stock fence/electric Some hedgerows, well managed		Species blackthorn, hawthorn, rose
Highways and footpaths	Major road/railway/local road/footpath/no public access Footpaths to N, Mock Lane to S		Other features (such as tree-lined lanes) Mock lane – narrow, hedged
Built features	Villages/settlements/farms/churches/oasts New housing		Urban edge/pylons/masts/new housing Urban edge, A28
Other features (such as moats)	Fine views to church at Great Chart to north of parcel		

Reference: E31A ctd.

Brief summary description:				
Medium sized horseshoe shaped parcel bounded by A28 to west. Two distinct sections: northern section with northerly aspect and long distance views encroached upon by new housing estate partially screened to east by small woodland blocks. Pleasant views NE to Great Chart. Southern section with south westerly aspect comprising large arable field more in keeping with historic landscape character type. Crossed by hedged Mock Lane.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Interrupted by new housing at fringe, otherwise intact.				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches		Ecological corridors and networks	High Moderate Low	
Woodland block		Some continuous hedgerows		
Intensity of land use and habitat trend high				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Woodland block 20-30 years old, new planting adjacent to E37	Good Variable Poor	
Field Boundaries		Survival of historic field pattern and condition Good hedgerow along Mock Lane, otherwise generally cleared; pattern lost in NE due to new housing	Good Variable Poor	
Other features		Mock Lane – sunken in places	Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High
New housing	Fringe of Singleton	Large, varied. Screened well by woodland to east, but exposed to west	Compact	Moderate Low



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Photograph locations/ direction



E31A.1



E31A.2



E31A.3

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

Study Sector:		Chilmington Green (Map ref: TQ987410)	
County Landscape Character Area:		Bethersden farmlands	
Historic Landscape Type:		1.13 Prairie fields	
Boundaries:		Singleton urban fringe to N and E, Coleman's Kitchen wood and arable of E33 to south, Chilmington Green, E37 and E31A to west	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform sloping	Views out (long/short/restricted) long distance NE across Ashford, and open countryside to S
TREE COVER	Dominant Apparent Insignificant	Key visual elements Woodland and new planting to north, boundary with Coleman's Kitchen wood to S	Views within (filtered/framed/open/restricted) Framed
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Chart Road, woodlands	Pattern and scale Open, large scale to south, medium scale, loss of HLT to north
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Singleton new development to northern fringe	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable and rough grazing	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Rising landform to N		Species associations
Landuse/farm type	Primary Arable		Other Rough grazing
Woodlands	Coppice/plantation New woodlands to N		Species Silver birch, oak, native species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Chart Road hedgerow trees		Species oak
Field boundaries	Hedges/ditches/stock fence/electric Fencing and remnant hedges		Species Ash, rose, old man's beard
Highways and footpaths	Major road/railway/local road/footpath/no public access Chart Road, footpaths		Other features (such as tree-lined lanes) Tree-lined Chart Rd
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing Urban edge of Singleton, pyons
Other features (such as moats)			

Reference: E31B ctd.

Brief summary description:				
Medium sized parcel in two distinct sections divided by treed Chart Road. Southern section comprises open arable and boundary with Coleman's Kitchen wood with extensive long views of open farmland to south framed by woodlands. Some hedgerow loss, but in keeping with historic landscape character type. Northern section to N of Chart Road sees a distinct change in character to rough grazing and new mixed woodland planting and amenity use. Detracting views to Ashford fringe, especially Designer Outlet.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Loss of historic character to N, interrupted by urban fringe				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches	Ecological corridors and networks		High Moderate Low	
Woodlands, recent planting and rough grazing	Trees along lane			
Intensity of land use and habitat trend Variable				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure mature oak and ash along Chart Rd, recent planting and c. 15yrs old woodland		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Some remnant hedgerows to south		Good Variable Poor	
Other features	Chart Rd – well treed		Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High
New housing	Fringe of Singleton	On boundary of parcel but impacting strongly to N		Moderate Low



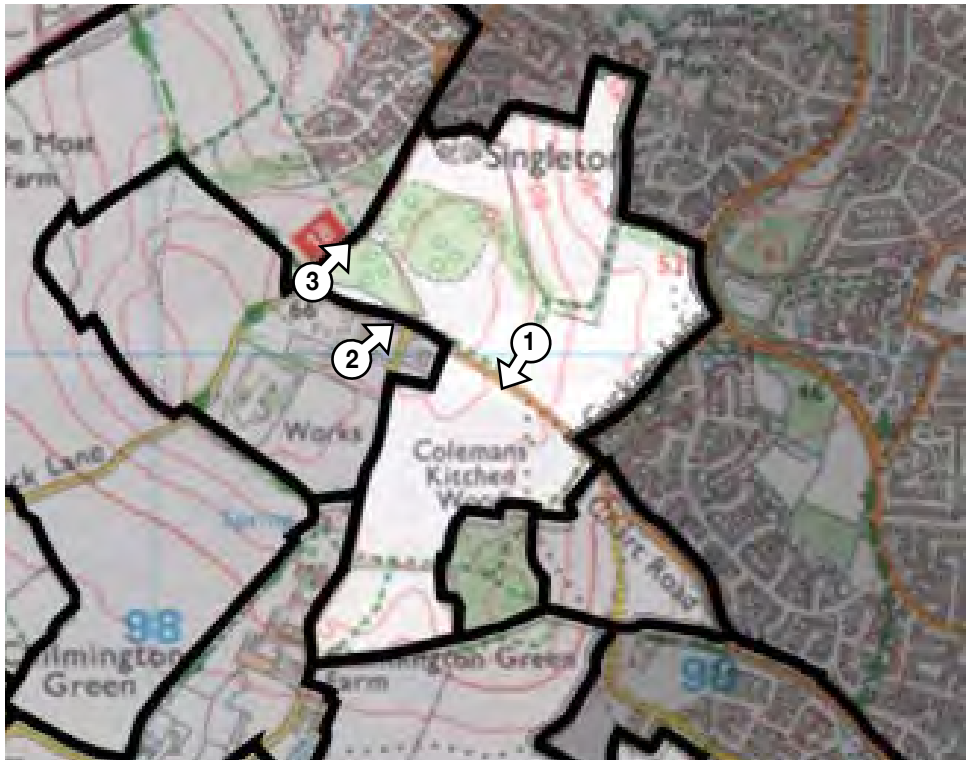
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E31B.1



E31B.2



Photograph locations/ direction



E31B.3

Date: 27/10/04

Location: E35 Chartfields

Map reference: TQ988406

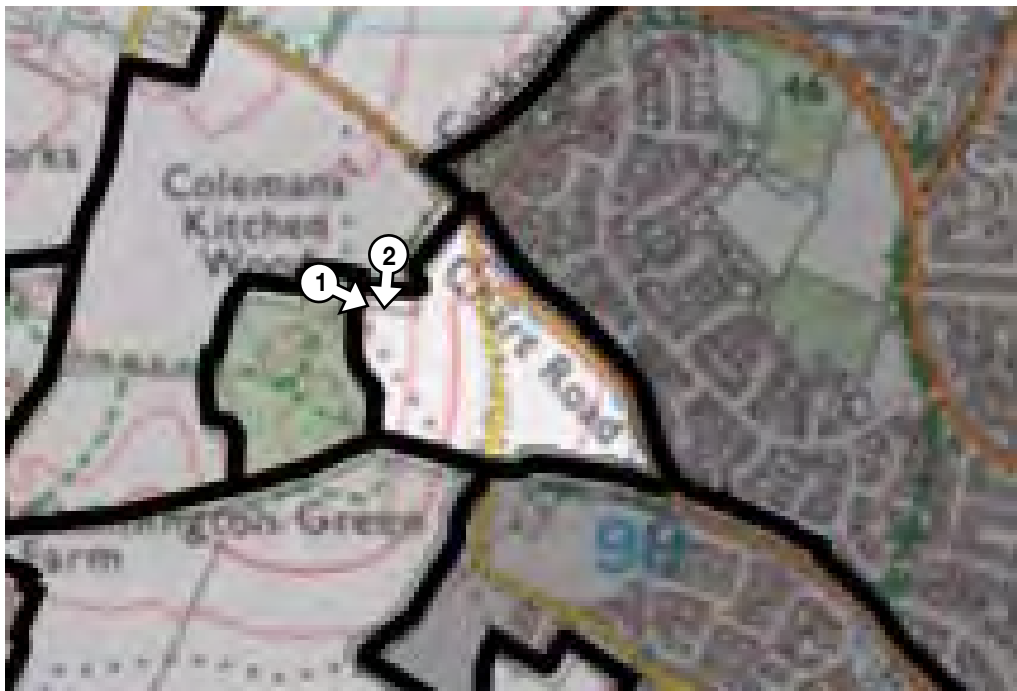
Context:		
Kent LCA: Bethersden Farmlands HLT: 1.15 Small rectilinear with wavy boundaries		
Aesthetics – what is your overall impression of this area?		
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Rising towards Coleman's Kitchen wood
TREE COVER	Dominant Apparent Insignificant	Key visual elements Housing! New construction.
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Boundary hedge to north, wood to west
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Half parcel is new construction / half is neglected pasture
Key characteristics – in what way do the following contribute to local distinctiveness?		
Natural features	Rank vegetation of neglected pasture	Species associations Tall herb vegetation –grasses, ruderals, teasel.
Farm type	Primary	Other
Woodlands	Heritage features	Species
Hedgerow trees	Heritage features	Species
Other trees	Heritage features Some scrub regeneration	Species Ash
Field Boundaries	Heritage features Hedge	Species Hawthorn, hazel, oak
Highways	Verges	Other features
Buildings	Villages	Farmsteads
Other features		Stored building materials

E35 ctd.

Brief description: Small parcel comprising construction of new housing estate of 'Chartfields' to east of Chart Road and neglected pasture to west of road that is probably earmarked for development. Undeveloped section of set-aside characterised by tall herb/ruderal vegetation and is being used to store building materials. Notable rise to west to boundary with threatened Coleman's Kitchen Wood.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: New estate under construction				<i>Intact</i> <i>Interrupted</i> Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat Set-aside	Ecological corridors Hedge to north	High Moderate Low		
Intensity of land use High – to east, unmanaged to west at current time				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Some scrub, boundary hedge to north	Age structure Regeneration	Good Variable Poor	
Field Boundaries	Hedge to north		Good Variable Poor	
Other features			Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type New estate under construction	Siting Threatens ecological integrity of vulnerable Coleman's Kitchen Wood	Design Executive housing	Extent	High Moderate Low



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Photograph locations/ direction



E35.1



E35.2



E35.3



E35.4



E35.5

Date: 27/10/04 Location: E36 Coleman's Kitchen Wood Map reference: TQ986406

Context: Kent LCA: Bethersden Farmlands HLT: 4.5 19 th Century plantations (general)			
Aesthetics – what is your overall impression of this area?			
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Steep with plateau	Views Out From boundaries: south to E33 arable, east to Chartfields, north to Singleton, west to Chilmington Green
TREE COVER	Dominant Apparent Insignificant	Key visual elements Coppice	Views within Some clearings
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements	Pattern Smaller cattle paddocks, vast unenclosed arable
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Woodland	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Plateau, small pond		Species associations Willow, yellow flag, water mint
Farm type	Primary		Other
Woodlands	Heritage features Coppiced hornbeam and hazel		Species Hornbeam, oak, hazel, ash, elder. Bramble and ivy understorey.
Hedgerow trees	Heritage features		Species
Other trees	Heritage features		Species
Field Boundaries	Heritage features		Species
Highways	Verges Footpaths throughout wood		Other features
Buildings	Villages		Farmsteads
Other features			

E36 ctd.

Brief description: Small elevated wood with a unique topography. Comprises neglected hornbeam and hazel coppice, unmanaged for c. 30 years. Wood is well used by local residents being criss-crossed by a series of footpaths. Evidence of vandalism and fire damage and noise from new construction at Chartfields detract from the visual unity.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Intact but threatened				<i>Intact</i> <i>Interrupted</i> <i>Fragmented</i>
Detractors: Vandalism and fire damage. Noise from construction.				
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit 100%		Ecological corridors		<i>High</i> <i>Moderate</i> <i>Low</i>
Intensity of land use Low, but vandalism				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent 100%	Age structure Mature coppice and oak standards, regenerating hazel and hawthorn		<i>Good</i> <i>Variable</i> <i>Poor</i>
Field Boundaries				<i>Good</i> <i>Variable</i> <i>Poor</i>
Other features				<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Boundary development at Chartfields	Siting	Design	Extent New estate	<i>High</i> <i>Moderate</i> <i>Low</i>



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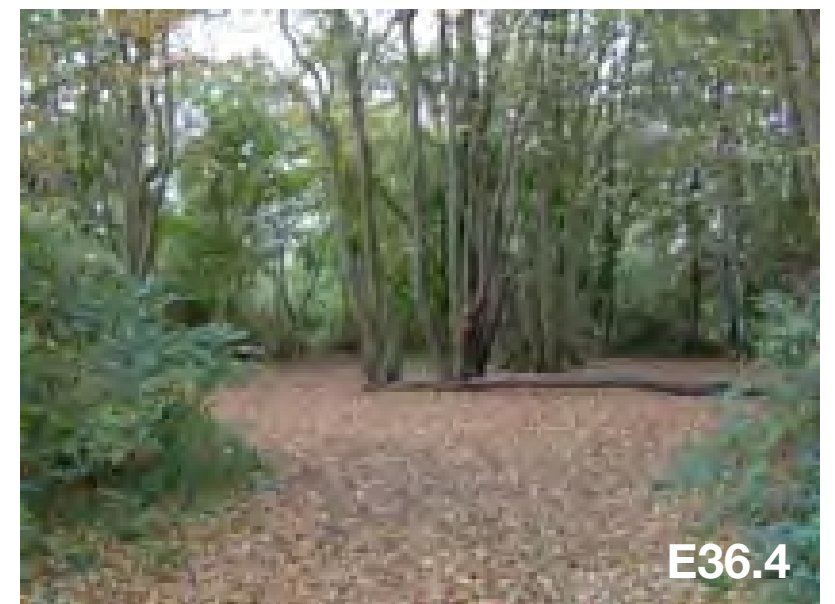
Photograph locations/ direction



E36.1



E36.2



E36.4



E36.5



E36.8

Bethersden Farmlands

BF10: Mock Lane Knoll

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

Study Sector:		Chilmington Green (Map ref: TQ982410)	
County Landscape Character Area:		Bethersden farmlands	
Historic Landscape Type:		12.2 Active and disused gravel workings	
Boundaries:		E31A arable to S and W, E31B arable to E, pasture and urban fringe to N.	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform plateau	Views out (long/short/restricted) long distance views
TREE COVER	Dominant Apparent Insignificant	Key visual elements mature woodland around gravel works	Views within (filtered/framed/open/restricted) Open to west and north, restricted within gravel workings
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow on western boundary	Pattern and scale
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Travellers site, gravel works	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Gravel workings, travellers site, former landfill site	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds		Species associations
Landuse/farm type	Primary Horse grazing on former landfill site		Other Gravel works, travellers site
Woodlands	Coppice/plantation Mature woodland around gravel works		Species Oak, field maple
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt hedgerow trees to western boundary, new planting on N boundary with E31A		Species Oak, ash
Field boundaries	Hedges/ditches/stock fence/electric Some hedgerow and stock fence to W		Species blackthorn, hawthorn, rose
Highways and footpaths	Major road/railway/local road/footpath/no public access Mock Lane, Greensand Way		Other features (such as tree-lined lanes) Mock lane – narrow, hedged, sunken
Built features	Villages/settlements/farms/churches/oasts Travellers site		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E37 ctd.

Brief summary description: Small rectangular parcel on plateau offering fine views N, S and W. Highly variable land use – travellers compound with dumping to NE, gravel works to SE with mature woodland and former landfill site to west now grazed by horses. Mock Lane bisects parcel north-south – fine sunken lane with mature hedgerow. Overall a neglected and degraded character prevails.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Travellers compound				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Scattered woodland		Ecological corridors and networks Hedged mock lane, hedge to western boundary		High Moderate Low
Intensity of land use and habitat trend Variable, mainly high				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Mature		Good Variable Poor
Field Boundaries		Survival of historic field pattern and condition Strong boundary to west, otherwise no pattern		Good Variable Poor
Other features		Mock Lane – sunken in places		Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Travellers site	Siting Along Chart Road	Design Sprawling, unkempt	Extent	High Moderate Low



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Photograph locations/ direction



E37.3



E37.6



E37.9



E37.5



E37.7

Bethersden Farmlands

BF11: Goldwell

Survey Date: 25.11.04 Reference: E16 Location: Goldwell Surveyors: AK/MG

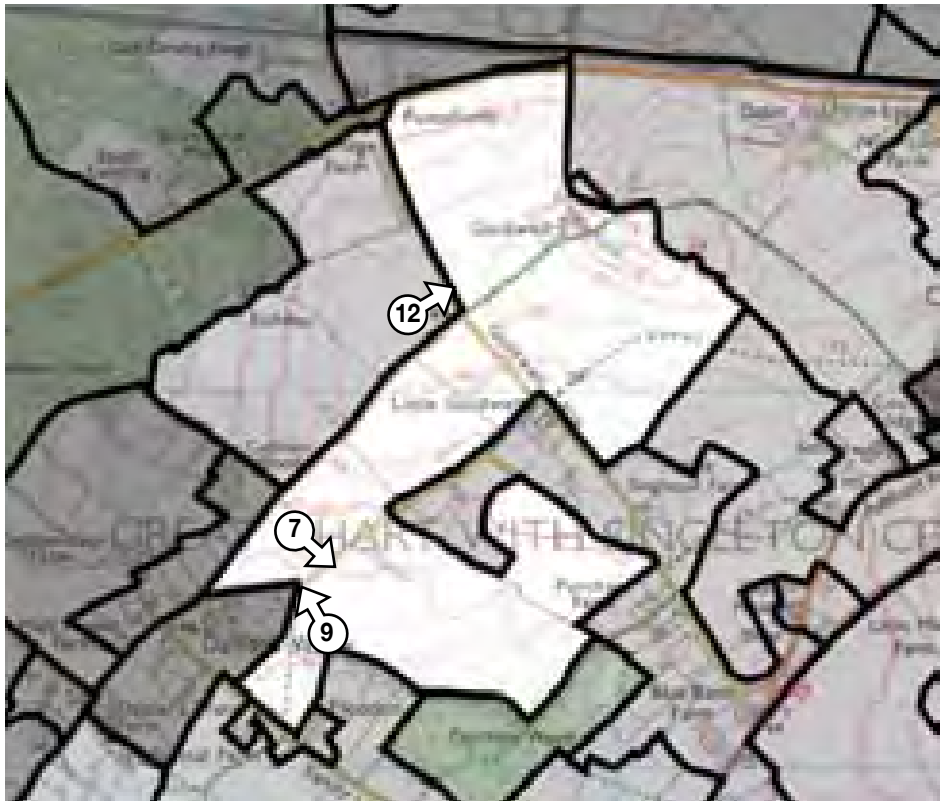
Study Sector:		Chilmington Green (Map ref: TQ965419)	
County Landscape Character Area:		Bethersden Farmlands	
Historic Landscape Type:		1.6 Rectilinear with wavy boundaries	
Boundaries:		E18 arable to NW; Daniel's Water to SW; Purchase Wood (E27) to S; scattered farmsteads to SE; E12 and E13 arable to NE	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform dominant knoll, otherwise undulating	Views out (long/short/restricted) panoramic from knoll, medium from southern section
TREE COVER	Dominant Apparent Insignificant	Key visual elements hedgerow trees, boundary woodland	Views within (filtered/framed/open/restricted) Open
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerow	Pattern and scale Medium – large size
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements isolated houses, Goldwell on knoll is apparent	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable, paddocks, unimproved grassland	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Knoll to north, pond		Species associations
Landuse/farm type	Primary Arable		Other Paddocks, unimproved grassland
Woodlands	Coppice/plantation Purchase wood to S boundary		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt hedgerow trees		Species Oak
Field boundaries	Hedges/ditches/stock fence/electric Hedgerows, stock fencing		Species Elm, dogwood, hazel, privet, ash, beech to south, mainly hawthorn to north
Highways and footpaths	Major road/railway/local road/footpath/no public access Country lanes, footpaths		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Oast at Goldwell prominent on knoll		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E16 ctd.

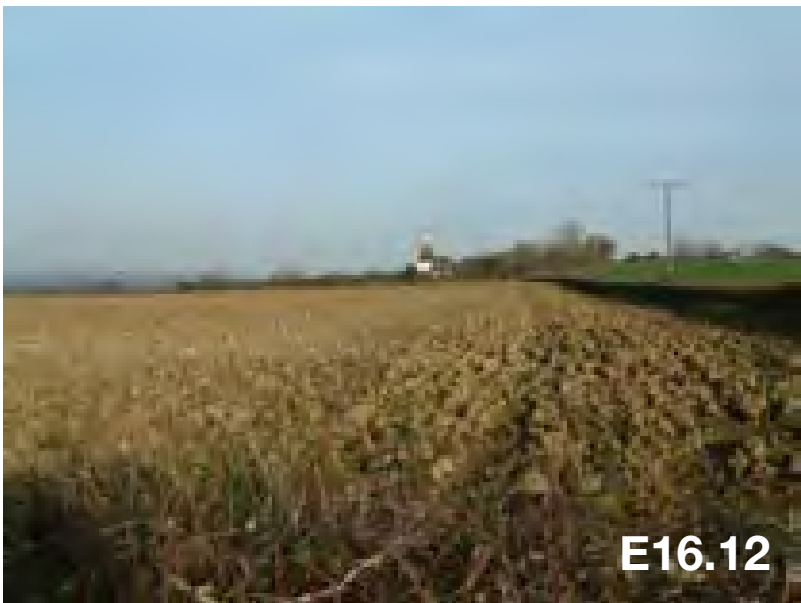
Brief summary description:				
Large and varied irregular shaped parcel with notable rising land to knoll in north with Goldwell oast house. Largely comprises medium scale mixed arable plus sheep grazing and horse paddocks. Small section of unimproved grassland to west. Mainly continuous hedgerows and fine stretch of hedgerow trees south of Cobham wood. Strong boundary to south east with Purchase Wood. Crisscrossed by lanes and footpaths.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches unimproved grassland		Ecological corridors and networks Hedgerows		High Moderate Low
Intensity of land use and habitat trend moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure mature oak		Good Variable Poor
Field Boundaries		Survival of historic field pattern and condition some gappy, some thick and high along lanes		Good Variable Poor
Other features		Oast at Goldwell		Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



Survey Date: 24.11.04 Reference: E18 Location: East of Etchden Surveyors: AK/MG

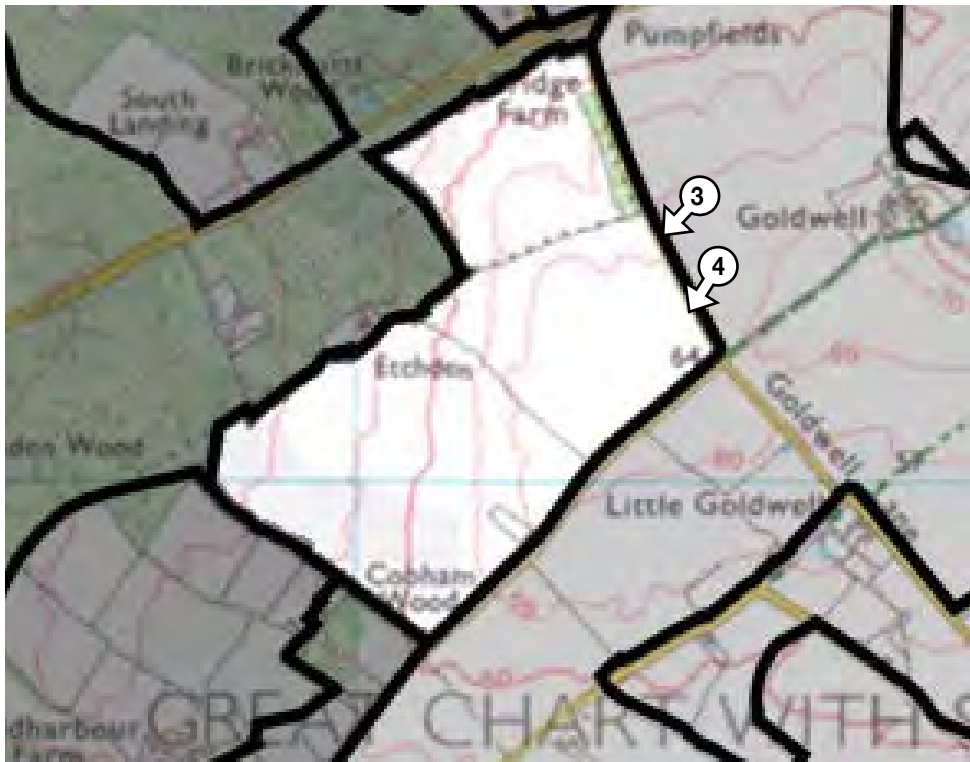
Study Sector:		Chilmington Green (Map ref: TQ963423)	
County Landscape Character Area:		Biddenden – High Halden Wooded Farmlands	
Historic Landscape Type:		1.6 Rectilinear with wavy boundaries	
Boundaries:		Etchden wood (E19) to west, farmland of E16 to east, paddocks of E20 and E21 to S.	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform gently sloping	Views out (long/short/restricted) long views S, W and NW
TREE COVER	Dominant Apparent Insignificant	Key visual elements Narrow woodland strip to NE	Views within (filtered/framed/open/restricted) Open
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Boundary hedges	Pattern and scale Large
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Arable	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds		Species associations
Landuse/farm type	Primary Arable		Other
Woodlands	Coppice/plantation Narrow strip to NW		Species Mature oaks with some hornbeam coppice
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt isolated scattered oaks		Species
Field boundaries	Hedges/ditches/stock fence/electric Continuous hedgerow along lanes, poor within fields		Species Hawthorn
Highways and footpaths	Major road/railway/local road/footpath/no public access lanes to N and E		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E18 ctd.

Brief summary description:				
Medium sized parcel comprising two large arable fields. Land rises to east giving long distance views to SW and NW. Strong boundary to NW with extensive Etchden Wood; boundaries to NE and Se with hedge lined country lanes. Narrow woodland strip to NE of mature oak and some hornbeam coppice. Continuous hedgerows to boundaries, some loss of interior hedgerows.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Hedgerow loss				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Woodland strip		Ecological corridors and networks Hedgerows – mainly at boundaries		High Moderate Low
Intensity of land use and habitat trend High				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Mature		Good Variable Poor
Field Boundaries		Survival of historic field pattern and condition Some hedgerow loss to south		Good Variable Poor
Other features				Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



E18.2



E18.1



E18.3



E18.4

Bethersden Farmlands

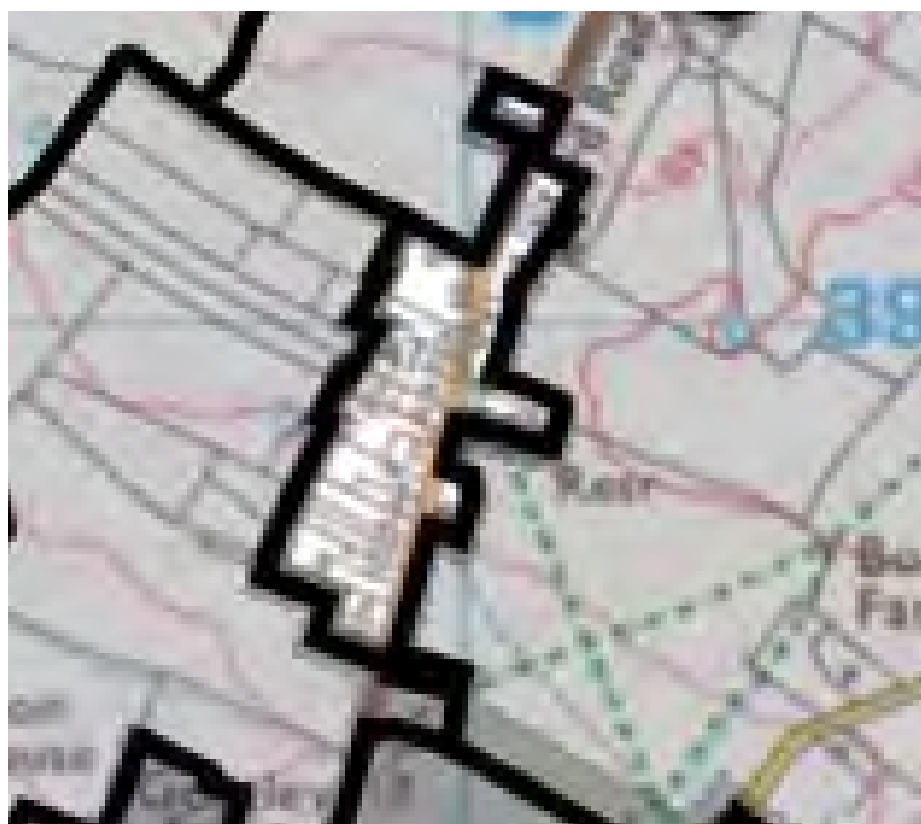
BF: Settlements

Study Sector:		Kingsnorth (Map ref: TR00390)
County Landscape Character Area:		Bethersden Farmlands
Historic Landscape Type:		9.6 Post 1810 settlement (general)
Boundaries:		C7 to N & E, C5 to S & W
SETTLEMENT & BUILT FEATURES	Dominant Apparent 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 gardens but mainly small ornamental trees Some stretches of high native species hedges but often leylandii
FORM & LAYOUT	Linear Clustered Sprawling	
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	pre 19 th century and post war
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Traditional brick and hung tile White rendered Modern brick Brick and ragstone wall with brick coping and piers	
Street Scene	Frontage/ verge/ boundaries/ materials Main road with narrow verge and native mix hedge, low brick walls, low close board fencing or open gardens. Parking laybys to main road.	Planting/ signage/ lighting
Edge condition	New housing N/A	
Other features (include detractors)	Busy Ashford Road	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Linear settlement of mixed character on busy Ashford Road		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Linear post war settlement sited along the ridgeline fronting onto the busy Ashford Road and surrounded by agricultural land, with loss of old field boundaries along Ashford Road.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Probable views across fields to rear of properties. Settlement is a mix of detached properties and bungalows strung out along Ashford Road - frontages sub-urban in character.				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement		to east of road properties dispersed	High Moderate Low	
Intensity of built form and trend Low - to east of road properties dispersed and could be subject to infill.				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition pre-19 th century properties intact small section of ragstone and brick wall intact		Good Variable Poor	
Tree Cover	Age structure some mature trees including ash and oak to gardens, but predominantly sparse ornamental trees		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Only small sections of native mix hedge to Ashford Road remain – mainly hawthorn, sloe		Good Variable Poor	
Other features	-		Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type N/A	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



C8.1



C8.2



C8.3



C8.4



C8.5

Study Sector:		Kingsnorth (Map ref: TR003393)
County Landscape Character Area:		Bethersden Farmlands
Historic Landscape Type:		9.7 Village/ hamlet 1810 extent
Boundaries:		C7 to S, C11 to E, C1 to N
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Mixed ages of detached and semi-detached housing and bungalows flanking both sides of lane with number of newer cul-de-sac developments including conversion of farm complex. Includes Queen Head pub on junction with Ashford Road
TOPOGRAPHY	Dominant Apparent Insignificant	Landform 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 or 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 th century and medieval around church with mix of ages including post war and recent
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Medieval church - ragstone tower with brick quoins Traditional brick and tile White render Modern brick	
Street Scene	Frontage/ verge/ boundaries/ materials Type and condition variable – lane with wide verge and ditch – grass verge with parking bays and modern brick walls, low hedges/ open gardens	Planting/ signage/ lighting
Edge condition	New housing: - Recent cul-de-sac Tudor Farm Close extending off main street with 2 storey large detached dwellings set around green with large mown verges and sparse planting	
Other features (include detractors)	-	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Suburban street feel to central portion. Upper section around church more rural in character.		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Linear settlement on the southern fringe of Ashford with medieval church on higher ground and pre 19 th century properties adjacent and set back from the road within large well treed gardens. Middle portion of settlement is mix of post war to present day semi-detached and detached houses fronting onto the street with suburban style front gardens with low brick walls, gates and leylandii hedging in places. There are a number of cul-de-sac developments off the main street including Tudor Farm Close and Pound Court.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
The settlement is surrounded by open fields but views are generally contained and inward looking – however there are views of the new cul-de-sac housing from Ashford Road on the approach to Kingsnorth. The newer development and mix of housing ages, including the suburban garden boundaries has lessened the overall unity of the place.				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement			High Moderate Low	
Intensity of built form and trend Recent cul-de-sac infill and conversion of farm complex				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Church and adjacent properties retain their vernacular character, but throughout settlement as whole variable		Good Variable Poor	
Tree Cover	Age structure some mature trees to churchyard and gardens, remnant hedgerow oak in garden boundary		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Some retention of native species hedges along gardens to bigger properties		Good Variable Poor	
Other features	-		Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type 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 Low



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Photograph locations/ direction



C9.2



C9.6



C9.12



C9.4



C9.13

Study Sector:		Kingsnorth (Map ref: TQ992387)
County Landscape Character Area:		Bethersden Farmlands
Historic Landscape Type:		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	Landform gentle slope
TREE COVER	Dominant Apparent 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
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Post war style bungalows and some recent conversions-brick	
Street Scene	Frontage/ verge/ boundaries/ materials Wide lane with mown verge adjacent to property hedges (laurel, leylandii, privet, golden privet), close board fencing. Unmown verge with ditch adjacent to field hedgerow	Planting/ signage/ lighting
Edge condition	New housing N/A	
Other features (include detractors)		
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Wellused lane with mix of rural and suburban feel		

Reference: C26

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Linear settlement consisting mainly of bungalows with medium sized gardens fronting onto the north side of Magpie lane which has many mature trees especially oak. It is surrounded by open fields bounded by hedgerows with mature trees.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
The oaks along the lane have been incorporated into front gardens or boundary walls, which together with the native mix hedgerow of sloe and hawthorn and unmown verge with ditch gives the place a unified rural feel, although this is weakened to some degree by the boundary treatments along the gardens - the fencing and choice of hedge materials e.g. golden privet are suburban in character.				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement			High Moderate Low	
Intensity of built form and trend				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition			Good Variable Poor
Tree Cover	Age structure mature hedgerow oaks			Good Variable Poor
Field Boundaries	Survival of historic field pattern and condition loss of field boundary to north of Magpie Hall Lane			Good Variable Poor
Other features	-			Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type N/A	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



Study Sector:		Kingsnorth (Map ref: TQ977381)
County Landscape Character Area:		Bethersden Farmlands
Historic Landscape Type:		9.6 Post 1810 settlement (general)
Boundaries:		E40, E41, E42, E31C & C32 to N, C5 to E
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements a linear settlement with some traditional buildings including the Kings Head Pub, but predominantly a mix of interwar, post war and recent cul de sac developments
TOPOGRAPHY	Dominant Apparent Insignificant	Landform level
TREE COVER	Dominant Apparent Insignificant	Key visual elements mature oaks and garden trees 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 th century, interwar, postwar and recent
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Traditional buildings with red brick, huge tiles (often scalloped) and tiled roofs Bungalows, detached and semidetached with mix of brick, render Recent cul de sac developments - brick with hung tiles and roof hip, some white render	
Street Scene	Frontage/ verge/ boundaries/ materials Wide lane/ street with grass verge and various garden boundaries comprising clipped leylandii, low walls, fencing often with loss of native species mix hedgerow. Wide junction to main roads	Planting/ signage/ lighting
Edge condition	New housing Some recent cul-de-sac infill – generally small scale with materials and style reflecting old	
Other features (include detractors)	-	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Expanded linear settlement with an overall loss of rural character		

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 development 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 about settlement, some current pasture likely to have been woodland in living memory. Level landscape so few views at eye level.				Intact Interrupted Fragmented	
Settlement integrity/ edge condition – how well does the settlement hold together					
Extent of settlement		Ribbon development low intensity, but uniformity of suburban housing with large front gardens and mown verges onto the main road.	High Moderate Low		
Intensity of built form and trend Low density bungalows, with some trend towards replacement with larger detached houses					
Condition of heritage features – assess current condition and make note of vulnerability to change					
Local vernacular	Survival of features and condition Isolated examples in the village – ragstone, brick, hung tile, peg tile roof		Good Variable Poor		
Tree Cover	Age structure remnants of hedgerow and woodland trees left standing –mostly oak, some beech		Good Variable Poor		
Field Boundaries	Survival of historic field pattern and condition Not so relevant as this area was mostly woodland. Hedgerows exist on western side of main road mixed thorn		Good Variable Poor		
Other features	-		Good Variable Poor		
Impact of built development – how well does modern development respect local vernacular, character and sense of place					
Type inter/post war bungalows	Siting ribbon	Design nothing special	Extent Considerable impact on roads onto village	High	
Replacement house	ribbon	Heavy traditional		Moderate	
Infill housing	windfall sites	Traditional hipped gables etc, hung tiles....	As cul de sac closes	Low	



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Photograph locations/ direction



C33.1



C33.2



C33.3



C33.4



C33.5



C33.6

Survey Date: 25.11.04

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

Study Sector:		Chilmington Green (Map ref: TQ979430)	
County Landscape Character Area:		Upper Stour Valley	
Historic Landscape Type:		7.1 Miscellaneous valley bottom paddocks and pastures	
Boundaries:		Study boundary to N and E, E8 and E7 pasture to W, E2 arable to S	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform flat	Views out (long/short/restricted) open views
TREE COVER	Dominant Apparent Insignificant	Key visual elements hedgerow trees	Views within (filtered/framed/open/restricted) Open medium length, restricted by vegetation in places
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedge and ditch	Pattern and scale medium
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Unimproved pasture	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Small ponds		Species associations
Landuse/farm type	Primary Unimproved grazing pasture		Other
Woodlands	Coppice/plantation Willow Bed just north of study area		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt hedgerow trees		Species Oak
Field boundaries	Hedges/ditches/stock fence/electric Hedge, ditch, stock fence		Species Hawthorn, blackthorn, dog rose
Highways and footpaths	Major road/railway/local road/footpath/no public access Footpaths		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E4 ctd.

Brief summary description: Southern section of parcel enters study area. Comprises flat, medium sized unimproved grazing pastures enclosed by hedge and ditch with scattered oaks. Railway to SE and Willow Bed woodland just outside study area to N. Small pond to NW. Open views north and east.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Railway along S boundary				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches		Ecological corridors and networks		High Moderate Low
Wet unimproved grassland, pond		Hedgerow and ditch		
Intensity of land use and habitat trend low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure Mature			Good Variable Poor
Field Boundaries	Survival of historic field pattern and condition Some loss of hedgerow			Good Variable Poor
Other features				Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



E4.1



E4.2



E4.3



E4.4

Study Sector:		Chilmington Green (Map ref: TQ980419)
County Landscape Character Area:		Bethersden Farmlands
Historic Landscape Type:		9.6 Post 1810 settlement (general)
Boundaries:		E5, E2, E3, E12 to N, E1/E4 to E, E13 to S
SETTLEMENT & BUILT FEATURES	Dominant	Key visual elements Traditional village with houses and pubs fronting onto the main street with some fringe development at Hillcrest Road, Ninn Lane and Coronation Road.
TOPOGRAPHY	Apparent	Landform Knoll to southern end (with church) falling north to gentle slope
TREE COVER	Insignificant	Key visual elements Some small ornamental trees in gardens
FORM & LAYOUT	Linear	
AGE & CONDITION	Pre-war and mix	Traditional 18 th century buildings along main street with 12 th century church and 1950s -1990s housing on fringes
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Traditional style buildings with red brick or red brick/ ragstone quoin walls, often with elaborately patterned pegtiles. Some timber framed buildings. Roofs tiled with roof hip, Flemish gables and tall chimneys. Ragstone church with tower and red tiles. Low timber framed building adjacent to church.	
Street Scene	Frontage/ verge/ boundaries/ materials No verge with narrow cottage gardens fronting onto the main street bounded by ragstone & brick walls, picket fencing, post & iron railing, diagonal chestnut fencing or wattle fencing. (Walls often covered in ivy.) Alleyways lead off the main street between properties (often gravel surfacing). Ragstone paving.	Planting/ signage/ lighting Ornamental planting to front gardens with some small trees. Beech/ privet/ hawthorn hedges – including thuja & yew. Low key 4m high occasional lighting. Traditional pub signs.
Edge condition	Ninn Lane to N - 1950/60s timber clad housing & brick – 2 storey & bungalows. Hillcrest to S - with council housing and new modern infill at end of lane. Singleton Road Estate and Coronation Road to NE – mix of 1950/60s to 1990s bungalows, semi-detached and detached.	
Other features (include detractors)		
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Picturesque and tranquil village with memorable intricate vernacular architecture and prominent church on the hill. 1950/60s to 90s development on fringes detracts from overall village character.		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: A linear village with many fine old vernacular buildings of traditional Kentish style and also Flemish influence in the form of gable ends and tall chimney pots, with 12 th century ragstone church on the crest of the hill overlooking the village and seen from the surrounding countryside. The fringe development, especially the council housing at Hillcrest is prominent from the southern approach to the village and detracts from the overall quality of the village.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Church is prominent on a small knoll. Settlement seen across fields from Ninn Lane, but not particularly visible from the A28. Council housing at Hillcrest visible from Ashford Road from southern approach to village.				Intact
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement		Straddles the old Ashford Road, bounded by mainly arable fields with hedges.	High	
Intensity of built form and trend Tight knit urban texture low rise mainly 2 storey+ small gardens with some 3 storey houses. Alleys off main road with dwellings/outbuildings - many paved with gravel. Low garden walls, fences and railings are a feature of the village centre.				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Typical mix of Wealden materials including Ragstone, hung tile, brick, timber ship lap. Some remnants of timber frame with white painted stucco infill.			Good
Tree Cover	Age structure No street trees, medium and small trees in gardens, mainly to rear.			Variable
Field Boundaries	Survival of historic field pattern and condition Pasture on rise towards church.			Good Variable Poor
Other features	Pub signs. The Hoodeners Horse recalls Kentish tradition. Greensand Way public footpath runs along the main street.			Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place?				
Type postwar houses	Siting 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	



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Photograph locations/ direction





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