



# Ashford Local Development Framework Landscape Character Study

for Ashford Borough Council & English Partnerships

## ASSESSMENT & DATA SET : Biddenden & High Halden Farmlands

November 2005

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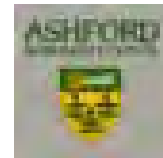
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# Ashford Local Development Framework

## Landscape Character Study

for Ashford Borough Council & English Partnerships



### DATA SET : Biddenden High Halden Wooded Farmlands

November 2005

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Studio Engleback  
8a London Road  
Tunbridge Wells  
Kent TN1 2EJ

Tel: 01892 538 537  
Fax: 01892 538 438  
email [info@studioengleback.com](mailto:info@studioengleback.com)  
web: [www.studioengleback.com](http://www.studioengleback.com)

studio**engleback**

The survey team included:

Luke Engleback MLI Chartered Landscape Architect  
Louise Hooper MLI Chartered Landscape Architect  
Gary Grant MIEEM Ecologist  
Mark Goddard Ecologist  
Alex Morse Ecologist  
Andrea Kenworthy MLI Chartered Landscape Architect  
Hans Martin Aambo Assistant Landscape Assistant  
Jacinta Faithfull Assistant Landscape Assistant  
Katrin Pfeiffer Senior Landscape Architect  
Katie Davis MLI Chartered Landscape Architect

The phase 1 study period ran from late August to November 2004 the phase 2 study ran from June to October 2005

The assessment team included:

Luke Engleback MLI Chartered Landscape Architect  
Professor Michael Ellison Past President of the Landscape Institute  
Gary Grant MIEEM Ecologist  
Andrea Kenworthy MLI Chartered Landscape Architect

The reports were compiled with the above plus:

Paul Mamo  
Roger Cooper  
Shinishiro Ito  
Lukas Boras

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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.

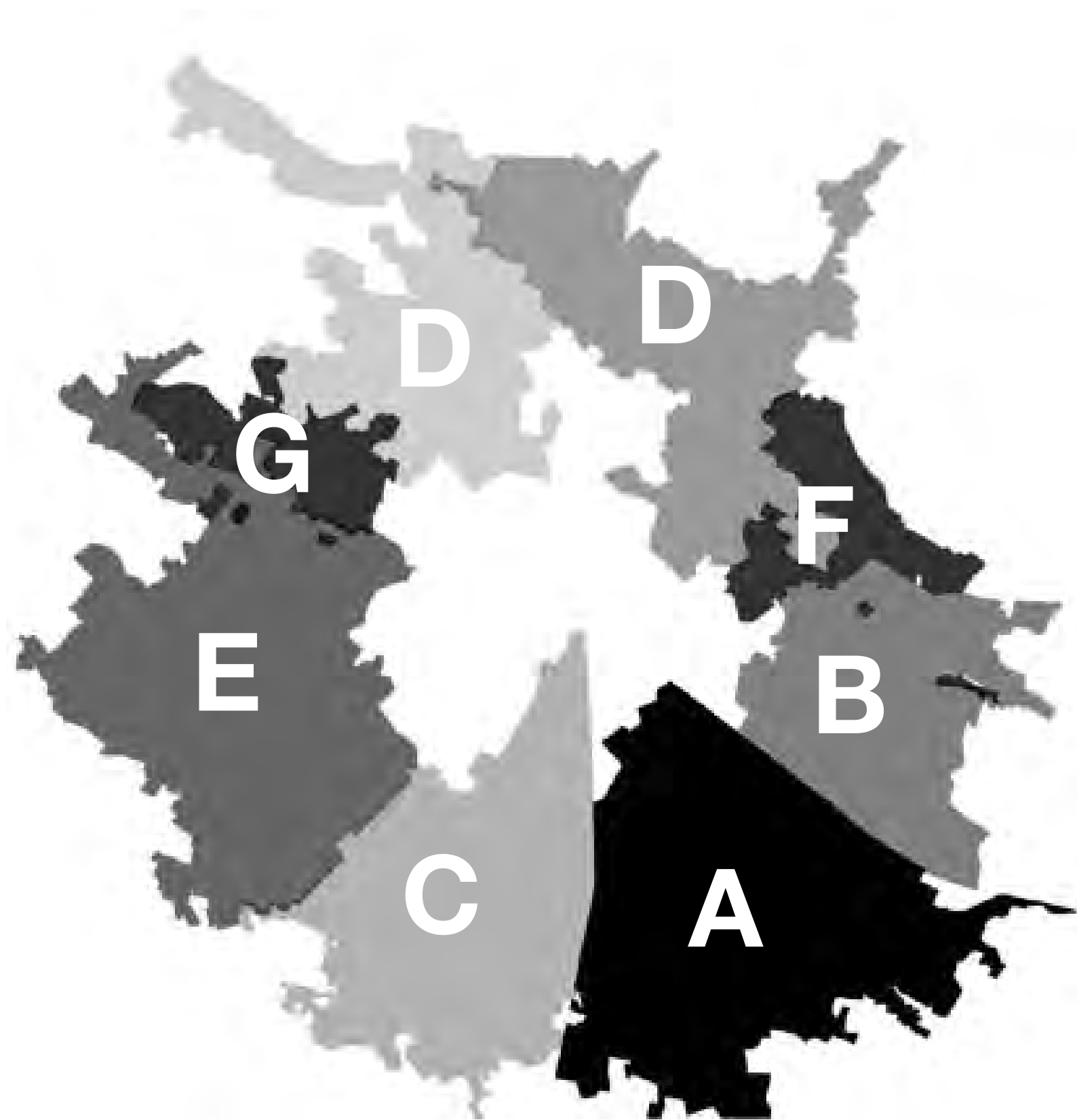
Each LDU is numbered, each filed photograph carries the LDU reference and a photograph location number reference - e.g. D1.3 for LDU D1, third photograph location. The photographs have been saved as jpegs and were generally taken at 1Gb resolution. This data set includes the location maps for the key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

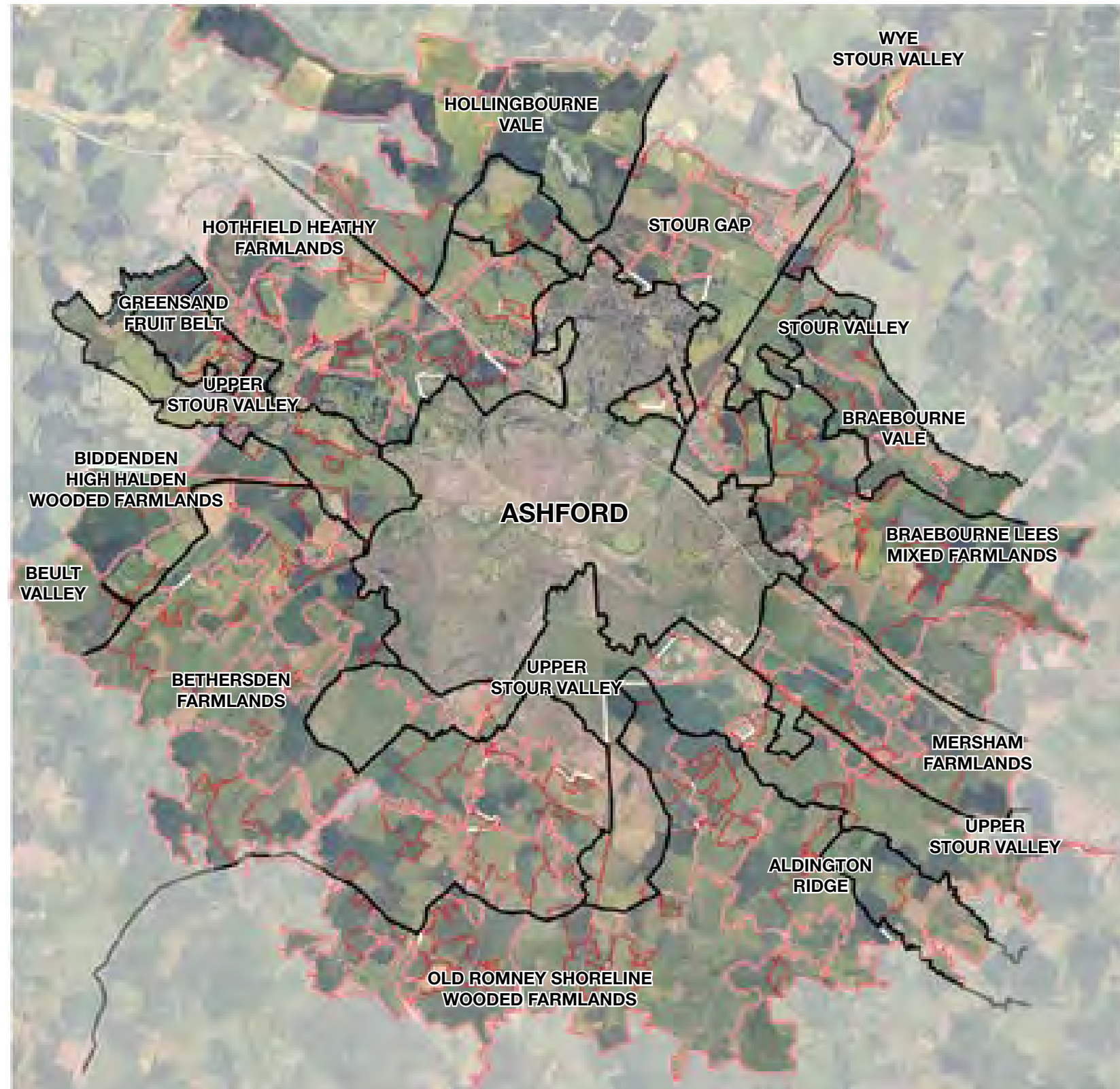
For the assessments the LDUs were grouped by similarity into large blocks we have called District Landscape types (DLT). The 58 DLTs were assessed to fall into one of nine categories used by the County Landscape Character Study. A team of four senior landscape architects and ecologists visited each area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

Although similar in character to the Staplehurst-Headcorn Pasturelands, this area is distinguished by its more varied topography and frequency of small woodlands such as Pond Wood near High Halden. Generally these woods are concentrated on the hilltops with more open arable fields on the south east slopes.

This higher, undulating land on which, for instance, High Halden with its distinctive church and the vernacular village of Frittenden are set, is on the edge of the High Weald. This elevation generally provides attractive views over either the rest of the Low Weald, or the higher ridges of the High Weald to the south. The historic village of Biddenden is sited on flatter land and here the views are back to the Greensand ridge.

The traditional pattern of small woodlands and hedged fields reflects the poor soils that led to isolation and lack of settlement until relatively recent times. Here too are found the scattering of field ponds, so characteristic of the Staplehurst-Headcorn Pasturelands, indicative of the wet clays below. Hedgerow and field oaks are not as extensive as elsewhere in the Low Weald and some have been lost through conversion of pasture to arable.

Those that remain are sometimes gappy or poorly managed. Ribbon development along the few major roads, notably along the A28 and A262 at High Halden has also broken down this pattern locally, although the structure of small woodlands that remain and the undulating landform help to contain this intrusion.

Where conversion to arable has taken place, the result is large arable fields with often fragmented unmanaged remaining hedgerows. The more monochromatic greens of improved pasture and arable crops contribute to a decrease in the visual variety of the scene. Close to High Halden, where there are increased population and traffic levels, there are some problems with rubbish in the laneside ditches, perhaps related to overuse.

The local character is also changed, as elsewhere in the Low Weald, by the conversion of redundant barns and oasts to dwellings, which saves the fabric of the building but can have a suburbanising effect in the detail used.

## The Ashford Landscape Character Study

- Approximately 20% of this County Landscape Character Area (CLA)
- There are 11 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 3 Historic landscape character types in this study area:
  - HLT 1 - Field Patterns
  - HLT 4 - Woodlands
  - HLT 9 - Settlements
  - HLT 11 - Recreation
- We have 3 District Landscape Types (DLTs)

In carrying out the survey and discussing the results we find that there are a minor adjustment that should be made to the County Landscape Character Area Boundary:

- E22 removed from Bethesden Farmlands and added to Biddenden and High Halden Wooded Farmlands as this farm relates to the settlements E21 and E23 as a whole
- Exclusion of E18 as this is part of the ridgeline rising to Goldwell and should therefore be included in the Bethersden Farmlands
- E24 removed from the Beult Valley and added to Biddenden and High Halden Wooded Farmlands as Etchden Wood forms a backdrop and the area is of similar elevation to Daniel's Water.

## 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.

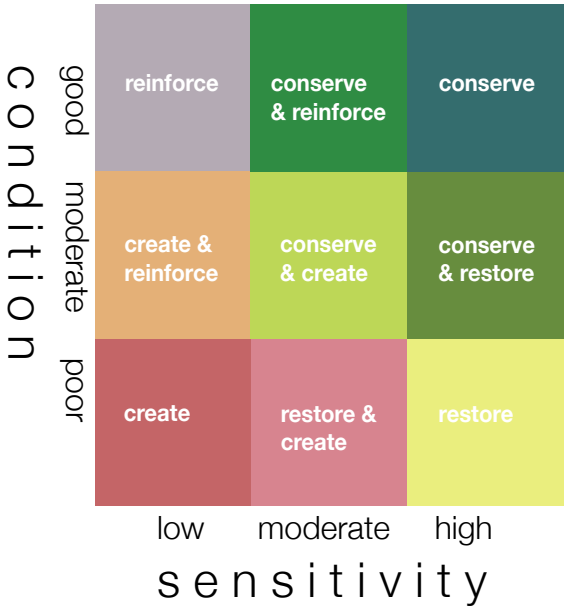
The physical attributes of the landscape are considered in conjunction with the historical and cultural influences, nature conservation interests and landuse. These factors are analysed further in the field to determine the key characteristics, aesthetics, visual unity, ecological integrity, condition 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



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Location of Biddenden High Halden



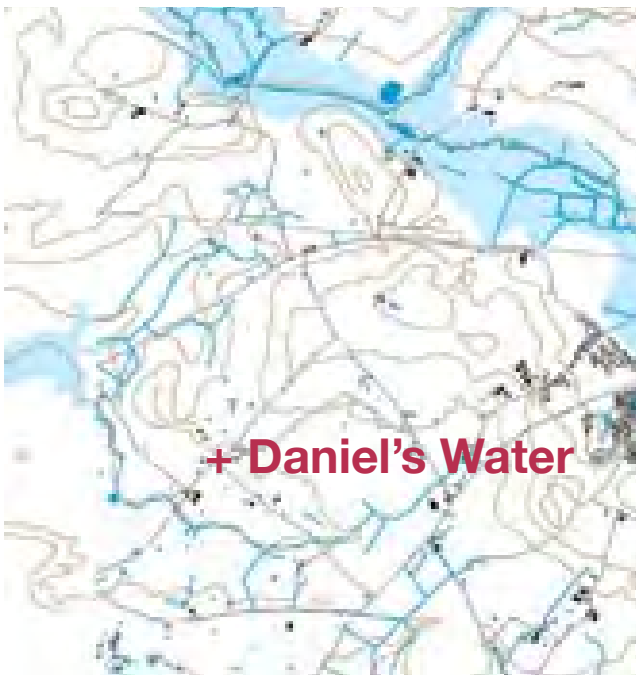
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Location of Landscape Description Units and District Areas in Biddenden High Halden

# Landscape context



Geology



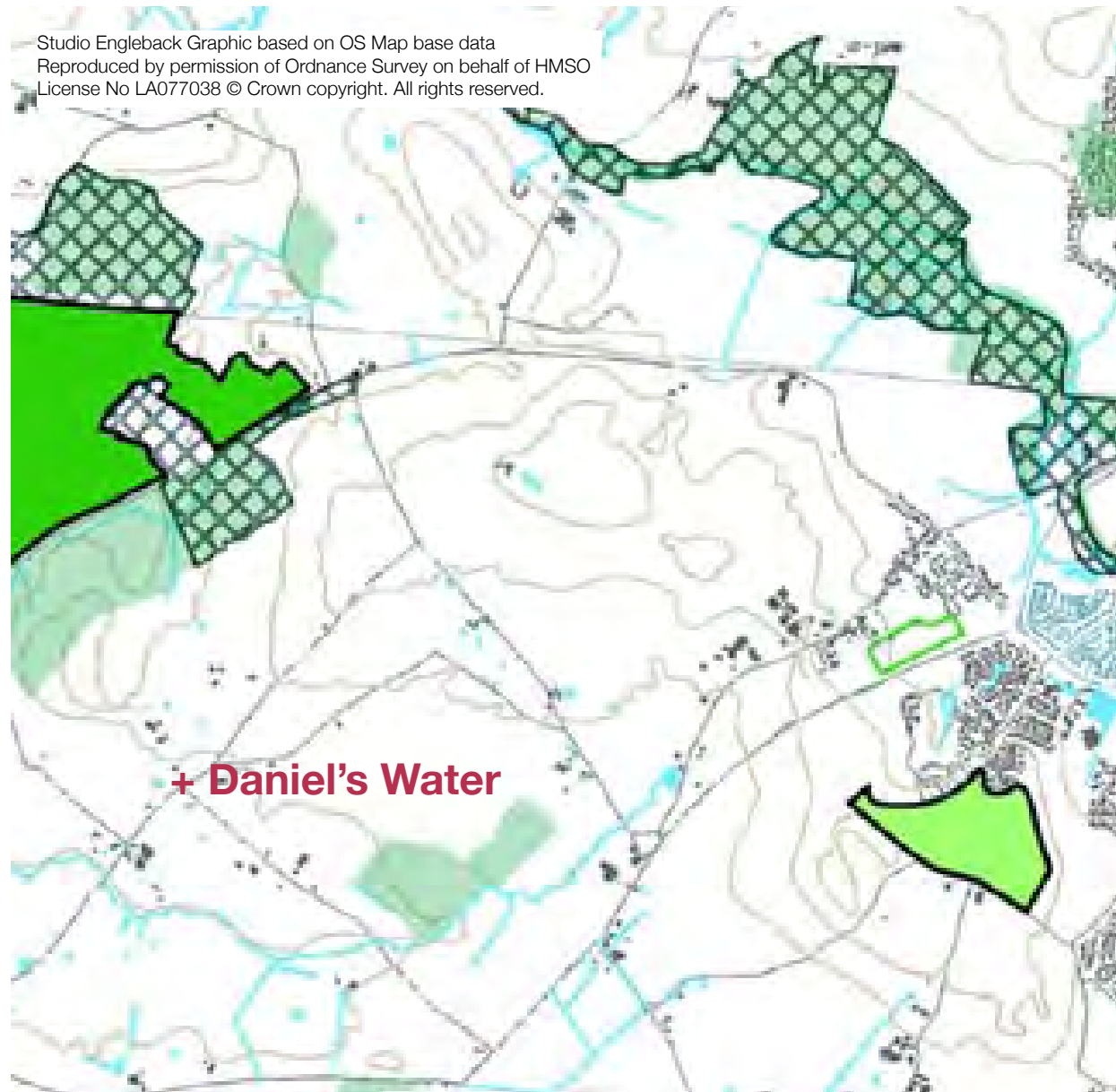
Flooding



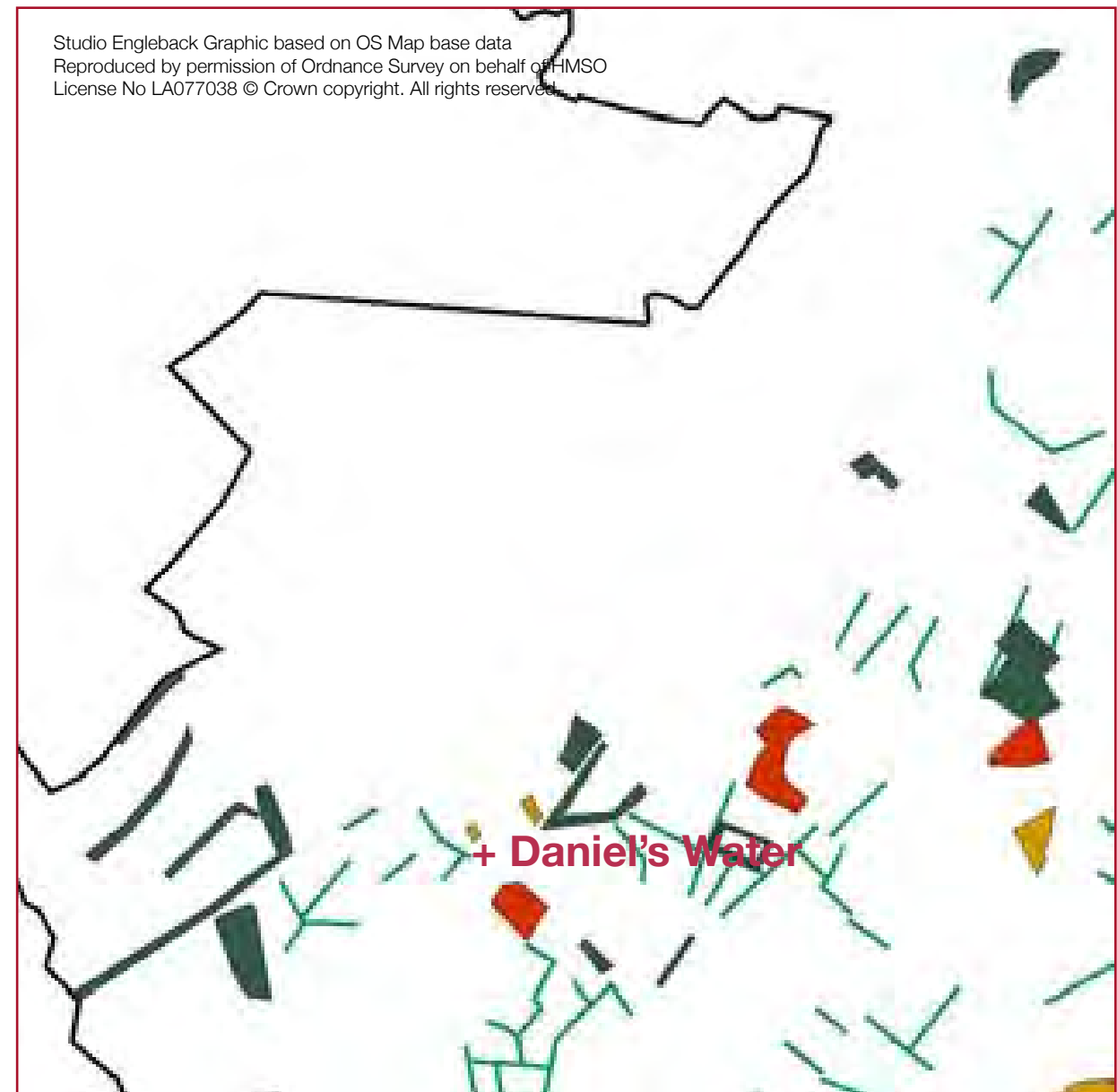
Heritage

- Geology**  
The greater part of the areas lies on the Wealden Clay with an outlier of Greensand in the northern sector.
- Flooding**  
The majority of the area sits above the floodplain and adjoins the Beult Valley floodplain to the west.
- Heritage**  
There is a scattering of listed buildings around Daniel's Water.
- Ecology**  
Etchden Wood is designated SSSI and SNCI.
- Features lost since the 1870s**  
There has been some minor loss of hedgerows and loss of linear woodlands to the south west of Etchden Wood to the west of Daniel's Water.

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Ecology



Features lost since 1870's





## Section 2 Assessment



## Assessment Summary

This county area extends northwards from Daniels Water to the west of Ashford within the Beult Valley. The railway line cuts through the northern sector.

We have made some minor adjustments to the Kent CLA boundary by adding the small settlement of Daniel's Water and excluding the part of the ridgeline rising to Goldwell.

This is gently undulating mixed farmland with enlarged arable fields around Daniel's Water and smaller scale enclosure pattern to the north with pasture and paddocks around Etchden Wood. The area has a farming backwater feel and generally a unified character especially to the north, however to the east around Daniel's Water the pattern is more fragmented with a mix of agricultural and suburban residential elements. In particular the large modern agricultural sheds and leylandii hedges detract from the rural scene. Where the land is less intensively farmed with high hedges along lanes and traditional buildings, such as the oast house and moat at Etchden Farm, there is a sense of continuity and strong sense of place.

Etchden Wood which forms a wooded backdrop to the north is an extensive area of pre 19<sup>th</sup> century coppiced woodlands with good mix of trees, scrub and field layer and particularly overmature hornbeam coppice with oak standards. An ancient bank lies to both sides of the Etchden Lane (probable old drove road) enclosed by the tree canopy. The southern extent has a high proportion of conifers interspersed throughout with small fields of improved grassland to the north. The lanes (possibly old drove roads in places) with high hedgerows linking to Etchden Wood, ponds and pasture combine to form a good network of semi-natural habitats.

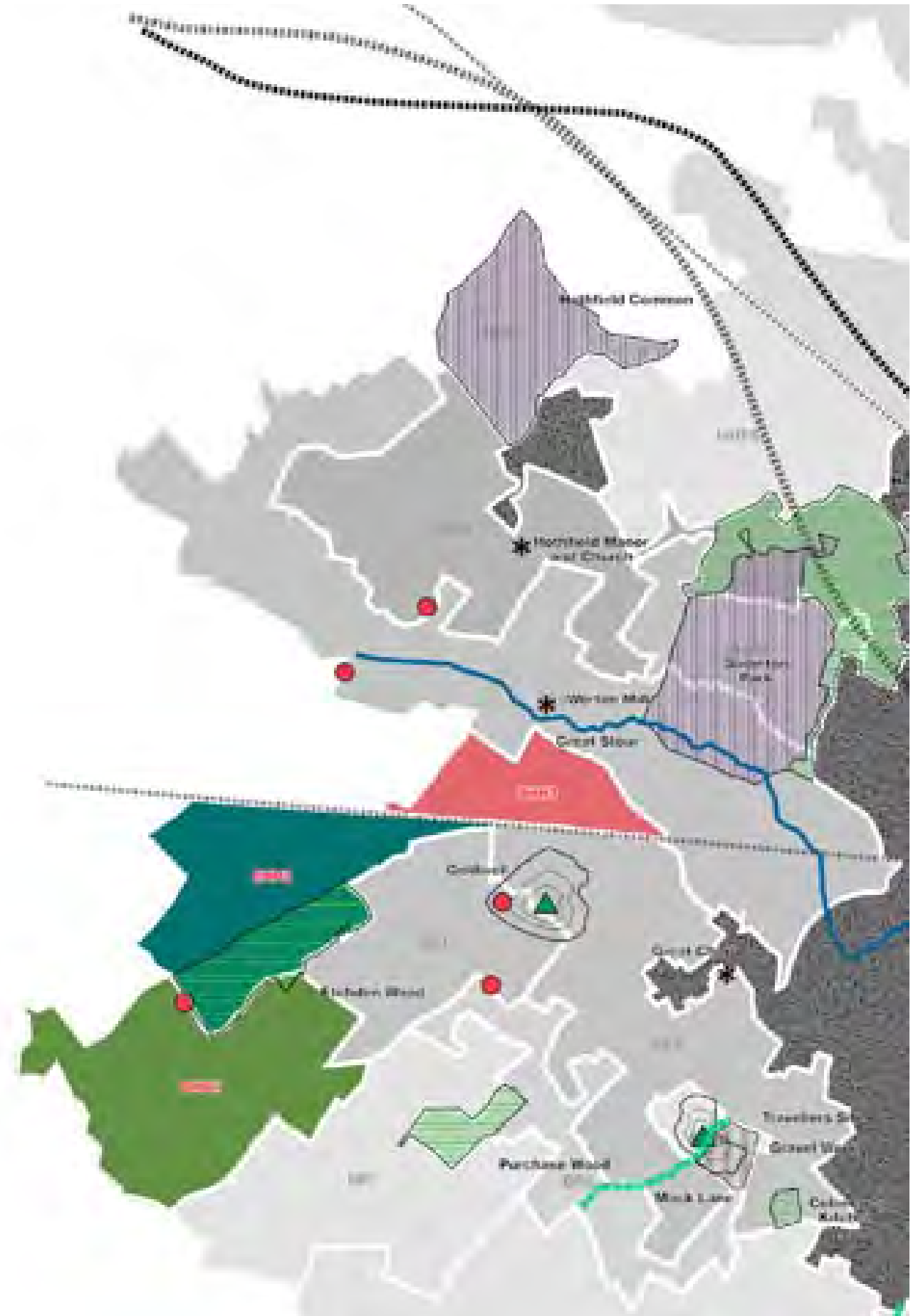
North of the railway the land falls to Worten Home Farm on the edge of the Great Stour Valley and is fragmented in character with arable fields and rough grazing (probable old land fill site). There are long distance views to the north and Ashford to the east.



## Location of Biddenden High Halden Wooded Farmlands

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

## Policy recommendation







Oast at Etchden Farm (E24.5)

Etchden Wood (E19.3)



View east towards Ashford from north of railway line (E9.3)













Paddocks and high hedges around Daniel's Water (E21.3)

Arable fields near Etchden Farm (E24.7)

CHARACTERISTIC FEATURES	BHH1	BHH2	BHH3
<b>Landuse</b>			
Farming	○		○
Recreation			
Parkland			
Woodland		○	
Business Park			
Industry			
<b>Topography</b>			
Flat			
Gently undulating	○	○	○
Rolling			
Steeply sloping			
Lakes/ ponds	○		
Streams/ dykes			
<b>Vegetation cover</b>			
Intact hedgerows	○		○
Hedgerow trees			
Feature trees			
Evidence of hedgerow clearance			
Evidence of woodland loss			
<b>Farming type</b>			
Predominantly arable	○		
Mixed farming	○		○
Mainly pasture			
Wet meadows			
<b>Local vernacular</b>			
Ragstone, pegtiles, ship lap	○		
Oast house	○		
<b>Visibility</b>			
Open long distance	○		○
Intermittent			
Restricted		○	

# Distinctive Elements



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



**Etchden Farm Oast (E24.5)**  
The Oast House is a distinctive landmark on the edge of Etchden Wood.



**Etchden Wood (E19.3)**  
Etchden Wood, a large pre 19<sup>th</sup> century coppice woodland forms a significant backdrop to the study area. It is a mature mixed deciduous woodland of oak, hornbeam, pine, birch, sweetchestnut and hornbeam coppice with dense understorey of spindle and fern.

# Detractors



**Key**

**CTRL/ Eurostar Rail Line**

**Railway Line**

**A2070(T)**

**M20**

**Detractor**



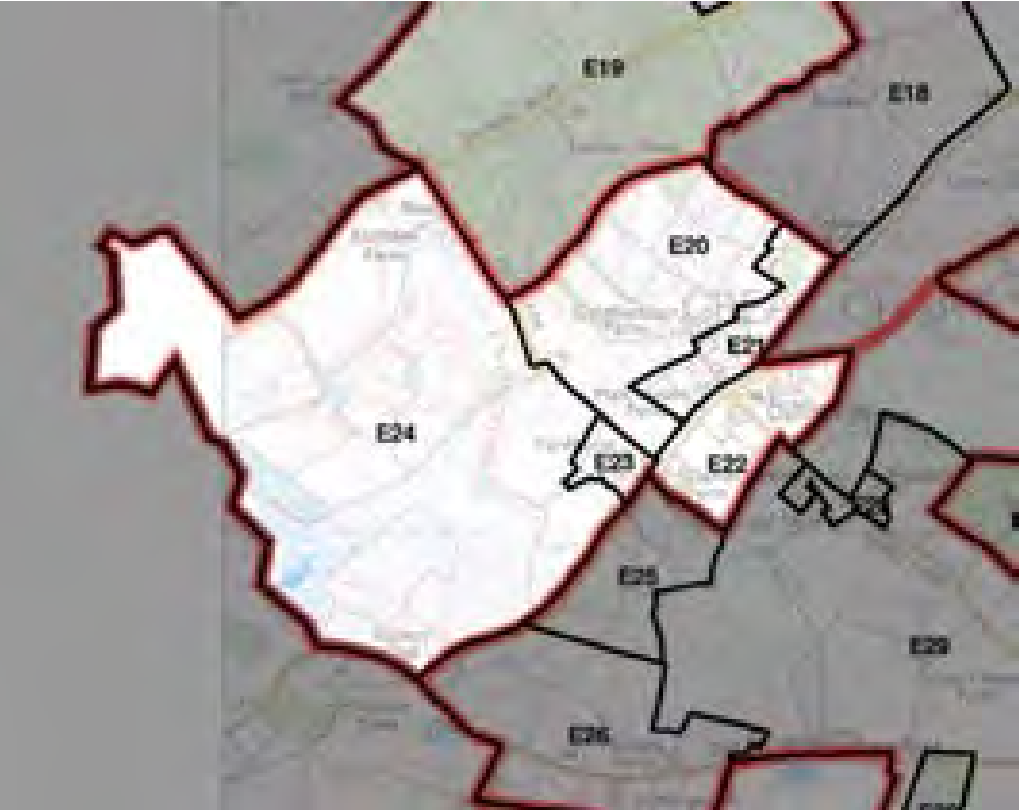
**Railway line (E7.1)**  
Noise from the railway line is particularly evident from adjacent areas.





## Section 3 Field Work & Data Sheets

# BHH 1 Yardhurst Farmlands



Location of BHH 1 within Biddenden High Halden Wooded Farmlands

## District Landscape Type: BHH 1 Yardhurst Farmlands

Comprising: E20, E21, E22, E23, E24

### CHARACTERISTIC FEATURES

- Gently sloping mixed farmland within the Beult Valley with some ponds, but generally open enlarged arable fields. Enclosure pattern is smaller scale to the north with pasture, paddocks, hen farm and continuous unmanaged hedgerows with trees, especially Park Lane which adjoins Etchden Wood.
- Daniel's Water is eclectic mix of farms interspersed with paddocks, modern agricultural sheds, bungalows and modern ranch style house, partly enclosed by high mature hedges. Some distinctive farmsteads - medieval half timbered building at Yardhurst and the oast house and moat at Etchden Farm.
- Long distance views to the south. Etchden Wood forms a wooded backdrop to the north.

### ANALYSIS

#### Condition

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

The area has a farming backwater feel and generally a unified character especially to the north, however to the east around Daniel's Water the pattern is more fragmented with a mix of agricultural and suburban residential elements. In particular the large modern agricultural sheds and leylandii hedges detract from the rural scene. The lanes (possibly old drove roads in places) with high hedgerows linking to Etchden Wood, ponds and pasture combine to form a good network of semi-natural habitats.

#### Sensitivity

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

Where the land is less intensively farmed with high hedges along lanes and traditional buildings there is a sense of continuity and strong sense of place. Around Daniel's Water this weakened. The gentle slopes with high hedges combine to give intermittent visibility.

### POLICY RECOMMENDATIONS

- conserve & restore**
- conserve ponds
  - restore hedgerows and pasture

# BHH 2 Etchden Woodlands



Location of BHH 2 within Biddenden High Halden Wooded Farmlands

## District Landscape Type: BHH 2 Etchden Woodlands

Comprising: E11, E19

### CHARACTERISTIC FEATURES

- Extensive area of pre 19<sup>th</sup> century coppiced woodlands with good mix of trees, scrub and field layer and particularly overmature hornbeam coppice with oak standards.
- An ancient bank lies to both sides of the Etchden Lane (probable old drove road) enclosed by the tree canopy.
- The southern extent has a high proportion of conifers interspersed throughout.
- Small fields of improved grassland to the north.

### ANALYSIS

#### Condition

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

A unified pattern of woodland of high cultural and ecological value.

#### Sensitivity

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

The woodland with drove road and ancient banks has remained intact over time and has a strong sense of place. Views are restricted by the dense woodland.

### POLICY RECOMMENDATIONS

#### conserve

- conserve the distinctive character of the woodlands through appropriate management

# BHH 3 Worten Home Farmlands



Location of BHH 3 within Biddenden High Halden Wooded Farmlands

## District Landscape Type: BHH 3 Worten Home Farmlands

Comprising: E7, E9, G15, E10

### CHARACTERISTIC FEATURES

- Rising land from Worten Home Farm on the edge of the Great Stour Valley in the north and bounded by railway line to south. Area bisected by sunken lane with rough grazing (probable old landfill site) and arable fields.
- Belt of mature oak woodland along the railway track and small mixed woodland to west.
- Long distance views to the north and Ashford to the east.

### ANALYSIS

#### Condition

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

A fragmented pattern of elements with railway line and probable former landfill site.

#### Sensitivity

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

Indistinct character and weak sense of place. Visibility is variable and restricted along sunken lane and adjacent to railway line, but long distant to Ashford from the open arable fields.

### POLICY RECOMMENDATIONS

#### create

- plant new woodland on area of rough grazing (probable former landfill site)







# Biddenden High Halden Wooded Farmlands

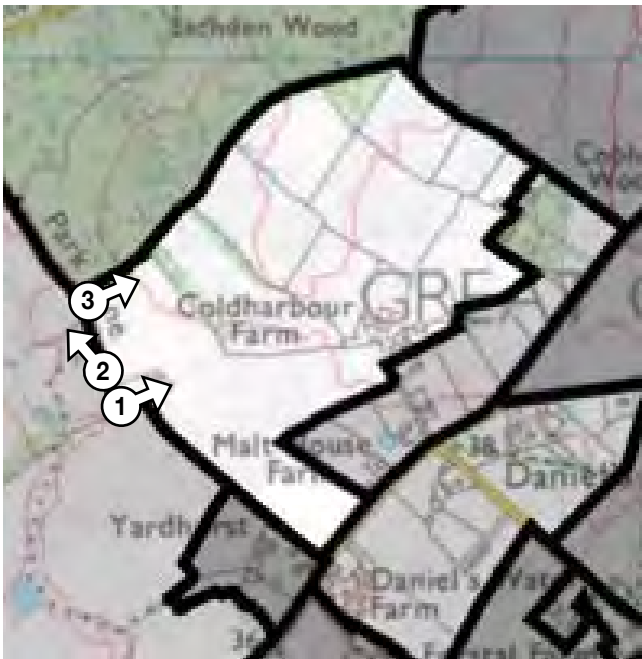
## **BHH1:** Yardhurst Farmlands

Study Sector:		Chilmington Green (Map ref: TQ957417)	
County Landscape Character Area:		Biddenden – High Halden Wooded Farmlands	
Historic Landscape Type:		1.7 Irregular straight boundaries	
Boundaries:		E19 to NW, arable of E18 to NE, settlement to E, farmland and settlement to S	
TOPOGRAPHY	Apparent	Landform gentle slope	Views out (long/short/restricted) long to S
TREE COVER	Apparent	Key visual elements hedgerow trees	Views within (filtered/framed/open/restricted) Variable; more open to S
ENCLOSURE PATTERN	Apparent	Key visual elements Hedgerows	Pattern and scale Small scale, especially to N
SETTLEMENT & BUILT FEATURES	Apparent	Key visual elements Coldharbour farm	Pattern
LANDUSE	Apparent	Key visual elements Arable, grazing paddocks	Seasonal variation With crop and deciduous trees
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Ponds on map - private		Species associations
Landuse/farm type	Primary Grazing		Other Arable (some set-a-side)
Woodlands	Coppice/plantation Small block of woodland to south		Species Extension of Etchden wood (E19)
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt hedgerow trees, and groups around farm		Species Oaks, willows; leylandii at farm
Field boundaries	Hedges/ditches/stock fence/electric Hedges, notable boundary with Etchden wood to west, ditch along park lane - Meadowsweets		Species Hawthorn, blackthorn, holly, dog rose, elder, f. maple, hazel, willow
Highways and footpaths	Major road/railway/local road/footpath/no public access Park Lane to W		Other features (such as tree-lined lanes) remnant hornbeam coppice in places
Built features	Villages/settlements/farms/churches/oasts Coldharbour Fm to E. Park cottage to W		Urban edge/pylons/masts/new housing Telegraph pole cross
Other features (such as moats)			

Brief summary description:				
Small/medium sized parcel of mixed arable and grazing with small scale irregular enclosed fields to north with continuous hedgerows and frequent hedgerow trees. Coldharbour Fm is apparent to east with modern barn and garden leylandii trees. Notable boundary with Etchden wood to N. Thick, specis-rich h'row along park lane to W boundary contain som remnant hornbeam coppice				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Modern farm sheds, leylandii				Intact locally interrupted
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Small woodland block to N adjoining Etchden Wood and small area of set-a-side		Ecological corridors and networks Hedgerows with mature standards adjoining Etchden wood. Thick species-rich h'row along park lane		Moderate
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
Field Boundaries		Survival of historic field pattern and condition Species-rich h'row along park lane (with remnant coppice) Good internal h'rows with standards		Good
Other features				
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Modern fm shed	Siting Coldharbour farm	Design Corrigated green	Extent Moderate	Moderate
New building	Park cottage	Wooden weather boarded	low	Low

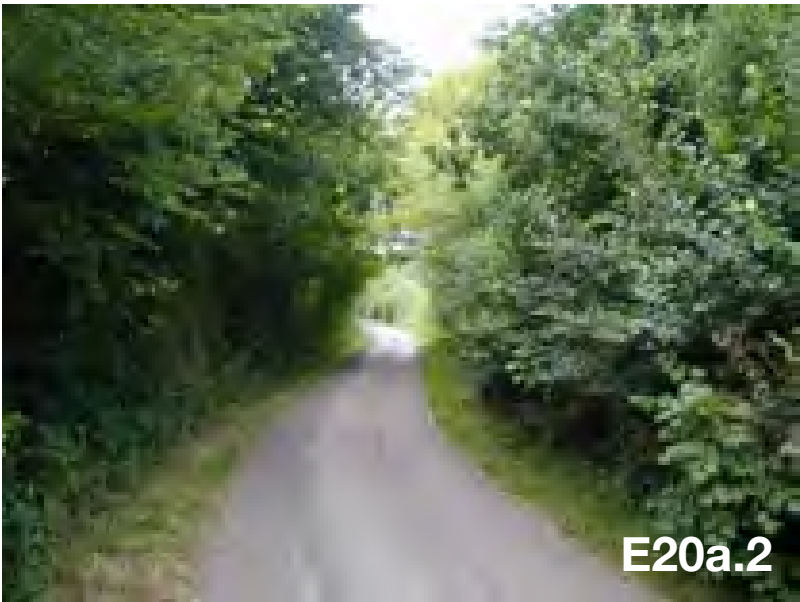


E20.1



**Photograph locations/ direction**

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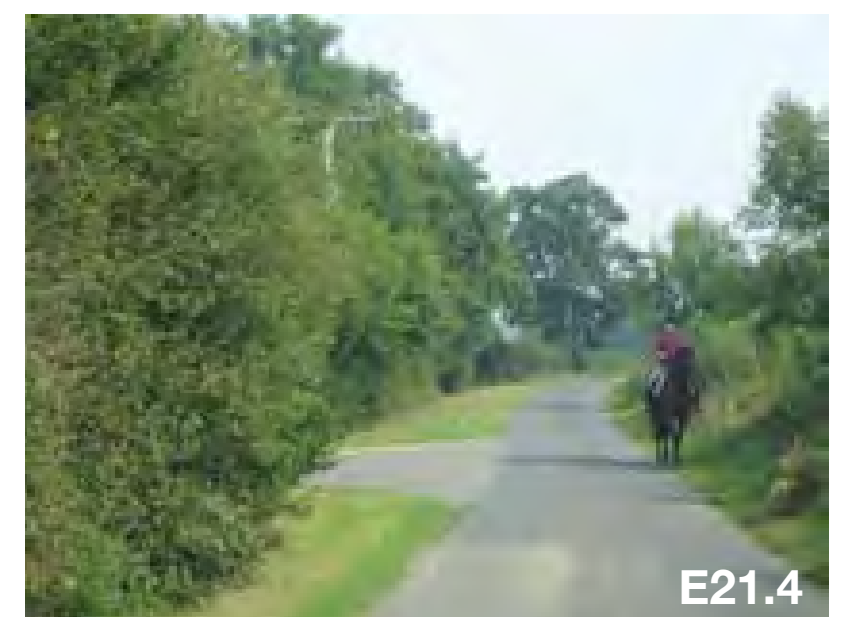
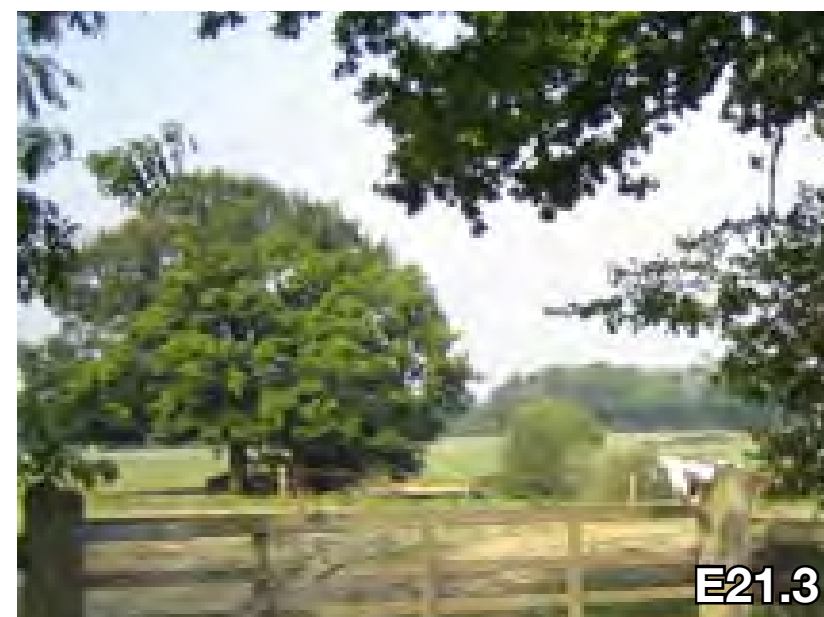
E20a.2



E20a.3

Study Sector:		Chilmington Green (Map ref: TQ956415)
County Landscape Character Area:		Biddenden-High Halden Wooded Farmlands
Historic Landscape Type:		9.2 Scattered settlement with paddocks (1810 extent)
Boundaries:		E20 to W, E18 to N, E16 to E, E22 to S
SETTLEMENT & BUILT FEATURES	Apparent Insignificant Unsettled	Key visual elements interspersed with paddocks including Malt House Farm with modern agricultural sheds, 1970s housing and large modern ranch style house with paddocks
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Gentle slope
TREE COVER	Dominant Apparent Insignificant	Key visual elements hedgerow trees – mainly oaks row of mature poplars to edge of Malt House Farm
FORM & LAYOUT	Linear Clustered Sprawling	large modern house set within extensive lawns and paddocks, enclosed to northwest by Cobham Wood
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Mix of ages
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 modern red brick, white rendered walls with red tiled roofs	
Street Scene	Frontage/ verge/ boundaries/ materials Wide lane with wide verge and native mix hedgerow of sloe, hawthorn, elm, dogwood	Planting/ signage/ lighting
Edge condition	New housing Modern house to northern edge	
Other features (include detractors)	-	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Country lane feel but with gentrified feel		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: String of houses / bungalows in large gardens off a country lane. Surrounded by open arable farmland with enlarged fields. Lanes defined by wide verges and well maintained mixed thorn hedges and sporadic hedgerow trees. Variety of houses, new ranch style 2 storey well set back in paddocks, estate style 19 <sup>th</sup> century house, gentrified, bungalows / 2 floor accommodation with first floor room in roof keeping massing low.				
Visual context and unity – assess the views, outlook, adjacent land-uses and overall unity of the settlement and note any detracting features and their significance				
Not a continuous line of houses. Plot sizes vary and are interspersed by field boundary meeting the lane.				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement		Scattered homes in large gardens, more intense near Daniels Water	High Moderate Low	
Intensity of built form and trend Low, mixed buildings with traditional leaning re style. Danger of becoming ribbon development through infill.				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Estate house with Flemish gable, brick. New ranch house brick and hungtile, including patterns, to standard modern house type. Bungalows mixed			Good Variable Poor
Tree Cover	Age structure hedgerow includes young mature standard oaks, ranch house retains larger trees from what might have been a copse/small woodland			Good Variable Poor
Field Boundaries	Survival of historic field pattern and condition Landscape of enlarged arable fields, but well maintained boundaries to lane. Predominance of dogwood, hornbeam and field maple on shaw to north side of lane, also willows various, hazel thorns, ash and oak, rose, bramble etc.			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 Not applicable, new ranch house appears to replace a structure shown on the OS map and woodland cleared to make paddocks.				
Type	Siting	Design	Extent	High Moderate Low



### Photograph locations/ direction

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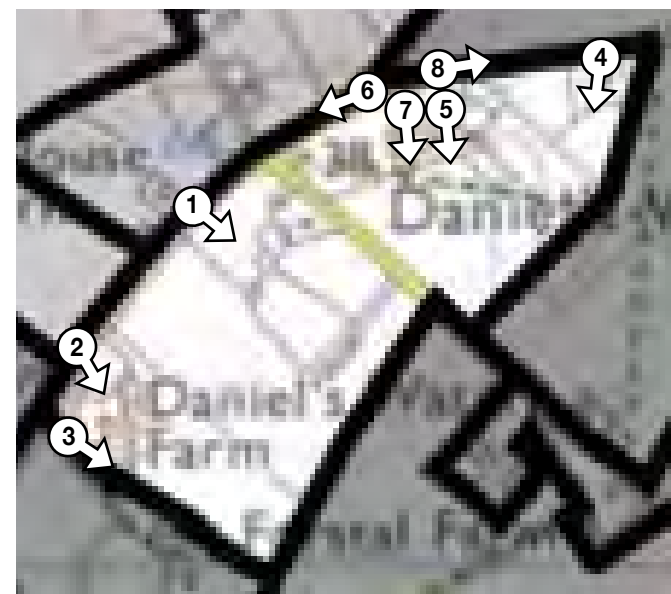
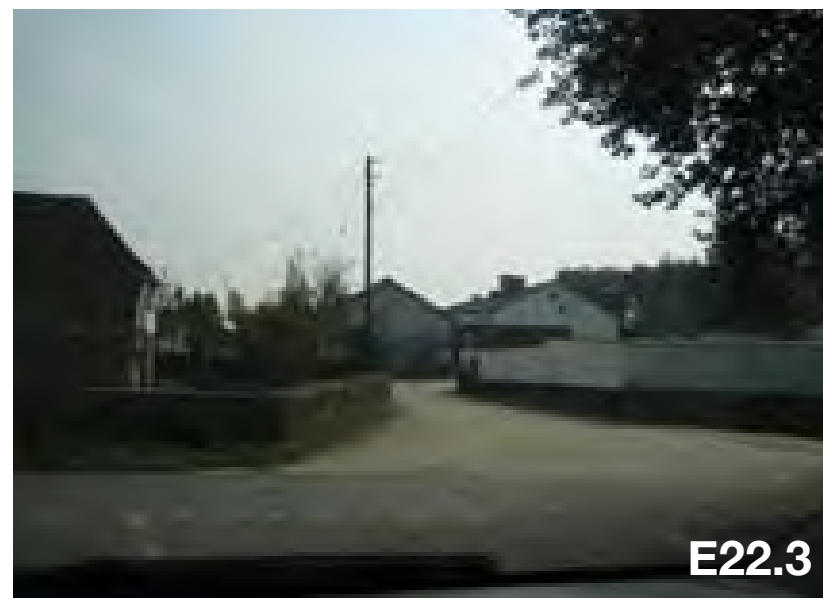




Study Sector:		Chilmington Green (Map ref: TQ957412)
County Landscape Character Area:		Biddenden-High Halden Wooded Farmlands
Historic Landscape Type:		9.2 Scattered settlement with paddocks (1810 extent)
Boundaries:		E23 to W, E21 to N, E25 and E29 to E and S, E16 to N
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Daniel's Water Farm with paddocks and farm house Bungalows with extensive grounds and paddocks
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Gentle slope
TREE COVER	Dominant Apparent Insignificant	Key visual elements mature willows, oak and ornamental trees in gardens
FORM & LAYOUT	Linear Clustered Sprawling	sprawling
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	interwar
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Variety of styles including red brick and pebbledash	
Street Scene	Frontage/ verge/ boundaries/ materials Ragstone wall with railings adjacent to Daniels Water Farm Ragstone Walls with wide mown grassy verge	Planting/ signage/ lighting
Edge condition	New housing  N/A	
Other features (include detractors)	-	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? A varying mix of agricultural sheds, paddocks and bungalows giving an un-cohesive feel to the place		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Fairly level open agricultural landscape of enlarged arable fields defined by well maintained mixed thorn hedges and sporadic hedgerow trees. Lanes have wide verges and ditches. Daniels Water and Daniels Farm separated by Sandy Lane. Farmyard set back from the lane behind a low ragstone wall and comprises two large modern agricultural buildings for feed business – white rendered walls two/three storey with profiles asbestos cement roof – not attractive. Daniels Water is a collection of bungalows of varying quality including 'aggregation of mobile home units style', and probably re clad/bricked in corrugated iron bungalows form the interwar period (guess) with new roofs including faux slate and concrete tile.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Surrounded by agricultural hedges, more open to the lane				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement	Typical cluster of farm buildings, to be read in conjunction with surrounding old and new dwellings in E28 And E 23	High  Moderate  Low		
Intensity of built form and trend Low intensity, agricultural use				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Well maintained low ragstone boundary wall, and ragstone wall with iron railings	Good Variable Poor		
Tree Cover	Age structure	Good Variable Poor		
Field Boundaries	Survival of historic field pattern and condition 'settlement' surrounded by hedges to fields	Good Variable Poor		
Other features	Suburbanisation of the lane caused by regular mowing of wide verge outside properties – no wild herbs and over-manicured appearance inappropriate.	Good Variable Poor		
Impact of built development – how well does modern development respect local vernacular, character and sense of place  Not applicable				
Type	Siting	Design	Extent	High  Moderate  Low





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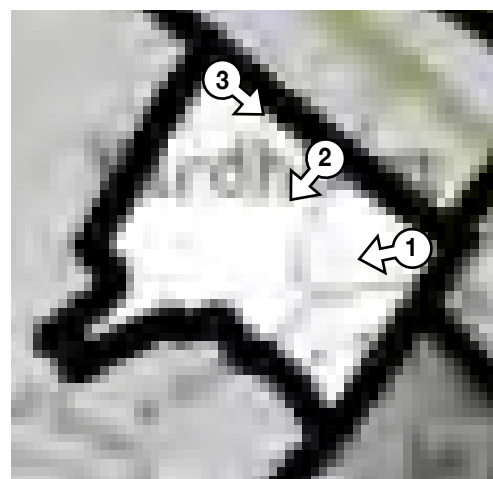


Study Sector:		Chilmington Green (Map ref: TQ954412)
County Landscape Character Area:		Beult Valley
Historic Landscape Type:		9.2 Scattered settlement with paddocks (1810 extent)
Boundaries:		E20 to N, E24 to W, E25 to S, E22 to E
SETTLEMENT & BUILT FEATURES	Apparent	Key visual elements Medieval farmhouse with barn within large grounds
TOPOGRAPHY	Insignificant	Landform Pond
TREE COVER	Apparent	Key visual elements willows and mature ornamental trees on garden
FORM & LAYOUT	Linear Clustered Sprawling	clustered
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	medieval farmstead
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Medieval half timbered building with white infill and tile roof Barn with brick, peg tiles with white shiplap	
Street Scene	Frontage/ verge/ boundaries/ materials On corner of wide lane with grassy verge and native mix hedge of predominantly sloe and elm	Planting/ signage/ lighting
Edge condition	New housing N/A	
Other features (include detractors)	-	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Pleasant old farmstead on corner of lanes in attractive setting		

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> 'Settlement' consists of a medieval half timbered Wealden farmhouse and large converted barn with white painted ship lap cladding and tile roof. Group now a private dwelling in a generous garden. This is local low area and a small, (currently dry) pond is adjacent to the barn with rushes/sedges. Well maintained mixed thorn hedges to lane. Garden includes dominant weeping willows.				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Discrete settlement surrounded by hedges				<b>Intact</b> Interrupted Fragmented
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
<b>Extent of settlement</b>		Typical of scattered Wealden homesteads	<b>High</b>  Moderate  Low	
<b>Intensity of built form and trend</b> Low intensity, traditional				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Local vernacular</b>	<b>Survival of features and condition</b> Well maintained half timbered house with white rendered infill. Ship lap clad barn, clay peg tiles.		<b>Good</b> Variable Poor	
<b>Tree Cover</b>	<b>Age structure</b> mix of native and non native trees		<b>Good</b> <b>Variable</b> Poor	
<b>Field Boundaries</b>	<b>Survival of historic field pattern and condition</b> Property surrounded by hedges		<b>Good</b> Variable Poor	
<b>Other features</b>	Dry (late summer) pond with rushes and sedges		<b>Good</b> Variable Poor	
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place  Not applicable				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<b>High</b>  Moderate  Low



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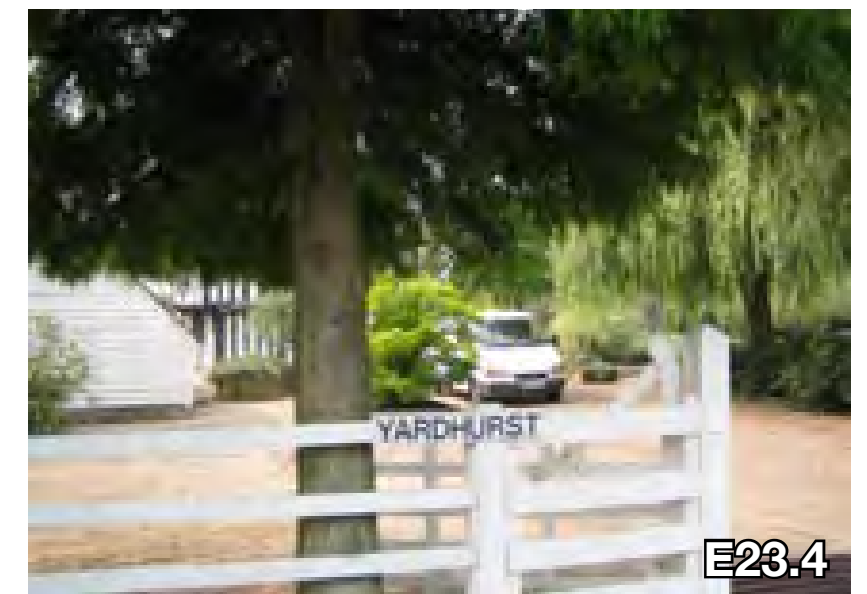
E23.1



E23.2



E23.3



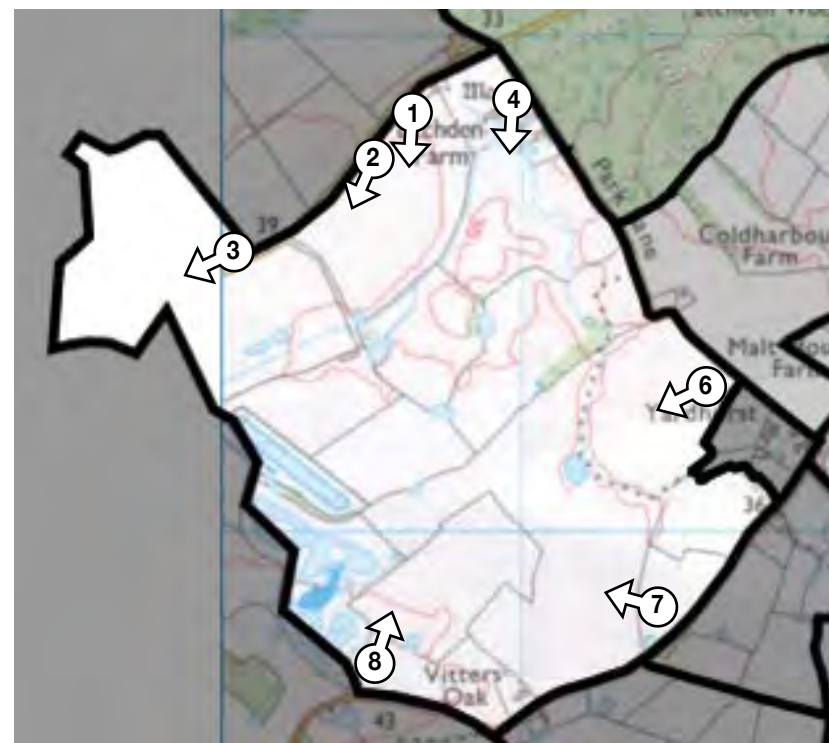
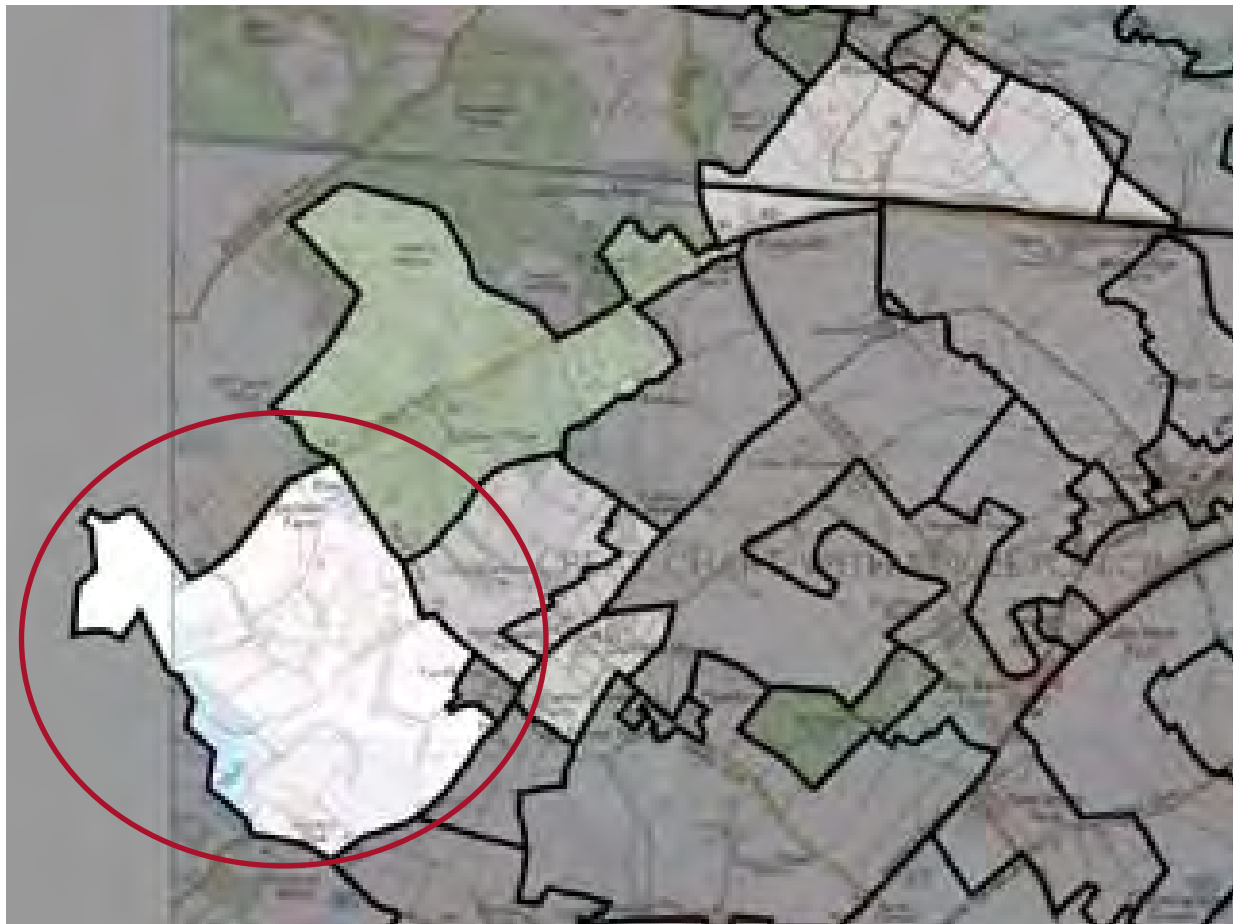
E23.4

Study Sector:		Chilmington (Map ref: TQ949419)	
County Landscape Character Area:		Beult valley	
Historic Landscape Type:		1.16. rectilinear w. wavy boundaries and ponds	
Boundaries:		Study boundary to N+W; E20, E23, E25 to E; E26 to S	
TOPOGRAPHY	Insignificant	Landform Mainly flat valley with ponds	Views out (long/short/restricted) Medium
TREE COVER	Apparent	Key visual elements Etchden wood at NE boundary, mature hedgerow trees along boundary lanes and scattered within. Small woodlands	Views within (filtered/framed/open/restricted) More open to N across stock-fenced grazing, Framed to S in places but often open arable.
ENCLOSURE PATTERN	Apparent	Key visual elements Sheep and horse paddocks w stockfencing to N Arable w hedges to S	Pattern and scale Very variable – small scale sheep/ horse grazing and chicken farm. Some large arable, some small
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Etchden Fm complex to NE with moat and oast house	Pattern Clustered at boundaries
LANDUSE	Apparent	Key visual elements Arable, horse and sheep grazing	Seasonal variation With arable crop + deciduous trees
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Complexes of ponds used for fishing(private) in addition some rivers/streams.		Species associations Willow?
Landuse/farm type	Primary Arable to S. Variable		Other Sheepgrazing, chicken farm, horse paddocks
Woodlands	Coppice/plantation Boundary of Etchden woods to NE. Small cops throughout (private land)		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Continuous hedgerow trees along Etchden Rd to N and some of Park Lane to E. New planting of willow along track to Etchden ct. Fm. Some mature oaks scattered and in internal hedgerows		Species Oak, hornbeam, ash
Field boundaries	Hedges/ditches/stock fence/electric Hedges and ditches along boundary lines. Mainly stockfence internally to N, better hedgerows to S.		Species Blackthorn, hawthorn, hornbeam.
Highways and footpaths	Major road/railway/local road/footpath/no public access Bounded by local lanes to N, E and S		Other features (such as tree-lined lanes) Lanes have good tree cover
Built features	Villages/settlements/farms/churches/oasts Etchden Fm to NE, Vitters Oak to S. Etchden Ct. Fm to center		Urban edge/pylons/masts/new housing
Other features (such as moats)	Moat and Oast house at Etchden fm to NE		

E24 Etchden Farm

<b>Brief summary description:</b> A large parcel of valley floor landscape with extremely variable land use. Characterised by complex of ponds to W, now used for fishing. Mainly horse grazing paddocks to N of parcel, with some sheep grazing and a chicken farm (free range). Stock fencing is prevalent to N. Mainly arable to S, with some open sections. The boundary lanes are well treed, especially to the N and E at boundary with Etchden wood. Scattered settlement at boundaries is notable for oast house and moat to NE corner. The ecological value of the ponds and streams is unclear due to lack of access. Three small blocks of woodland scattered within are also inaccessible.				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Interrupted due to highly variable landuse, esp to N. (evidence of hedgerow clearance)				Interrupted
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habitat and patches</b> Pond complex to W. small woodland blocks. Scattered onds throughout		<b>Ecological corridors and networks</b> Good network of ponds and streams. Strong hedgerows and mature trees along boundary lanes		Moderate + Wetlad habitat is private, presumably of high value.
<b>Intensity of land use and habitat trend</b> Very variable				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>		<b>Age structure</b> Mainly mature, some new planting along lane to Etchden Ct fm		Good
<b>Field Boundaries</b>		<b>Survival of historic field pattern and condition</b> Some hedgerow loss to N		Variable
<b>Other features</b>		Moat and Oast house to NE (private)		Good
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High  Moderate  Low





#### Photograph locations/ direction

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# Biddenden High Halden Wooded Farmlands

## **BHH2:** Etchden Woodlands

Survey Date: 25.11.04 (Amended 19.07.05)    Reference: E11    Location: N of pump fields    Surveyors: AK/MG

Study Sector:		Chilmington Green (Map ref: TQ967428)	
County Landscape Character Area:		Biddenden High Holden Wooded Farmland	
Historic Landscape Type:		1.9 Small regular with straight boundaries	
Boundaries:		Study boundary to W; E9 over railway to N; E16 to S.	
TOPOGRAPHY	Insignificant	Landform flat	Views out (long/short/restricted) short, restricted by trees in places
TREE COVER	Apparent	Key visual elements woodland strip to railway Mature oaks to W along lane	Views within (filtered/framed/open/restricted) Open
ENCLOSURE PATTERN	Apparent	Key visual elements Hedgerow along lane	Pattern and scale Medium
SETTLEMENT & BUILT FEATURES	Apparent	Key visual elements farm, house and outbuilding	Pattern Isolated
LANDUSE	Apparent	Key visual elements pasture	Seasonal variation With deciduous
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds		Species associations
Landuse/farm type	Primary Pasture		Other
Woodlands	Coppice/plantation Woodland strip along railway		Species Ash, oak, hawthorn
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Hedgerow trees		Species Oak (dominant to W), ash, sweet chestnut
Field boundaries	Hedges/ditches/stock fence/electric Hedges, stock fencing, ditch		Species Dogwood, ash, hawthorn
Highways and footpaths	Major road/railway/local road/footpath/no public access lanes to S and W and railway to N enclose		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Isolated farm		Urban edge/pylons/masts/new housing
Other features (such as moats)			

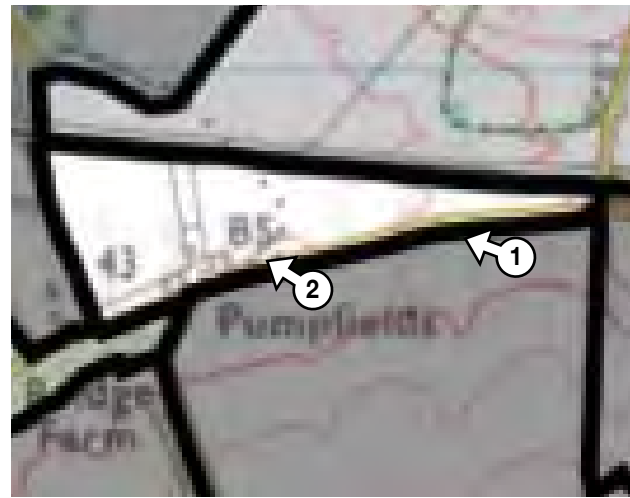
Reference: E11 ctd.

Brief summary description:				
Small and flat wedged shaped parcel on the edge of study area. Comprises two fields of improved grassland enclosed by railway to north with linear wooded strip and by lanes to south and west with hedgerow plus oak standards. Crisscrossed by telegraph poles. Farm to south with unsightly shed.				
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 Railway Farm shed				Intact Railway is well screened by wooded strip
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, ditch, wooded railway corridor		Moderate
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		Good
Field Boundaries		Survival of historic field pattern and condition		Good At boundaries, some loss of internal h'row
Other features				
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	
Farm		Corrugated barn		Low





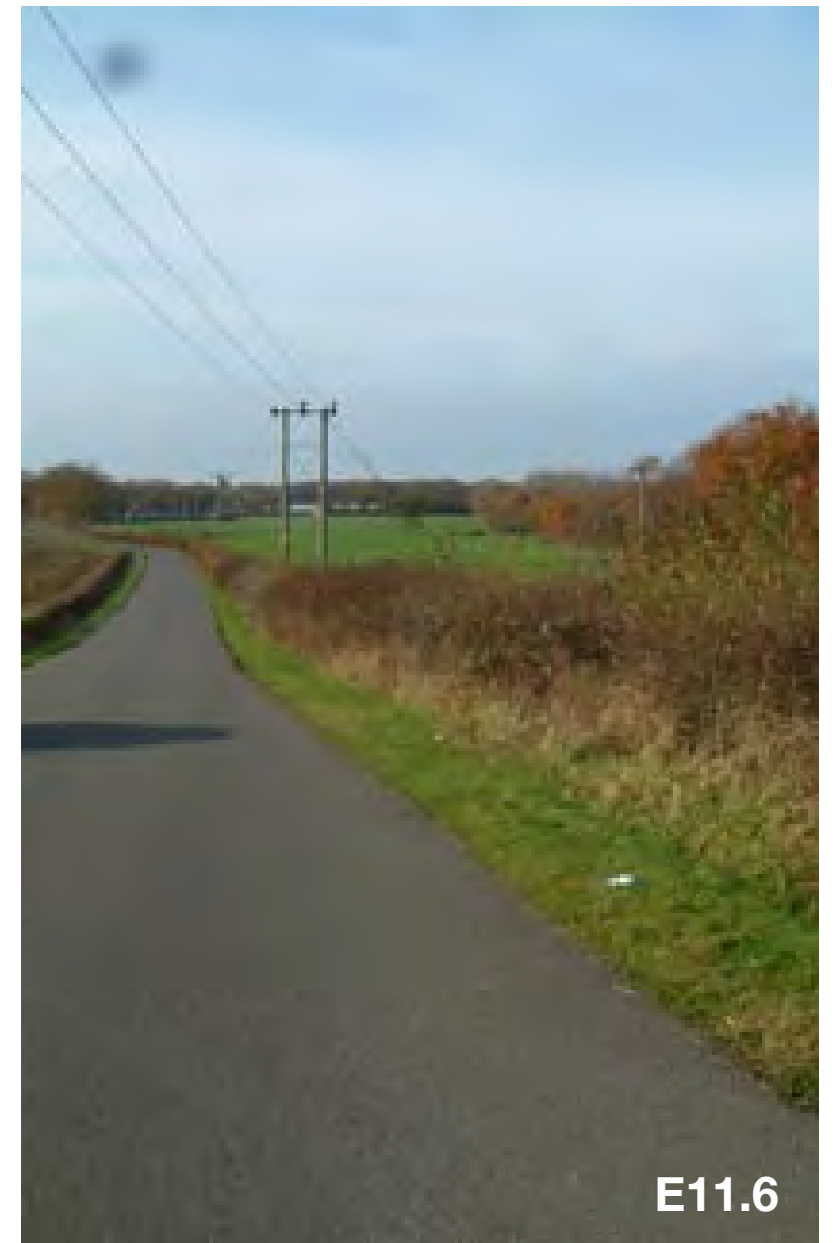
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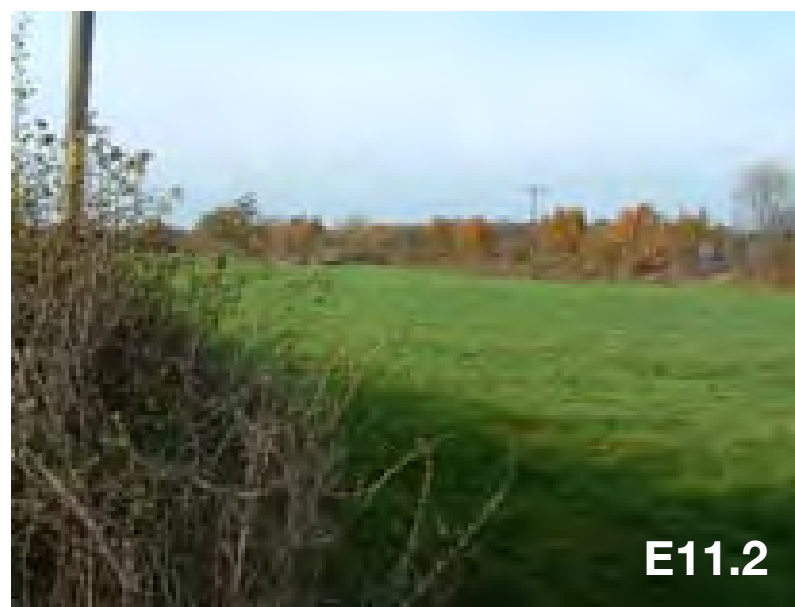
**E11.1**



**E11.6**



**E11.7**



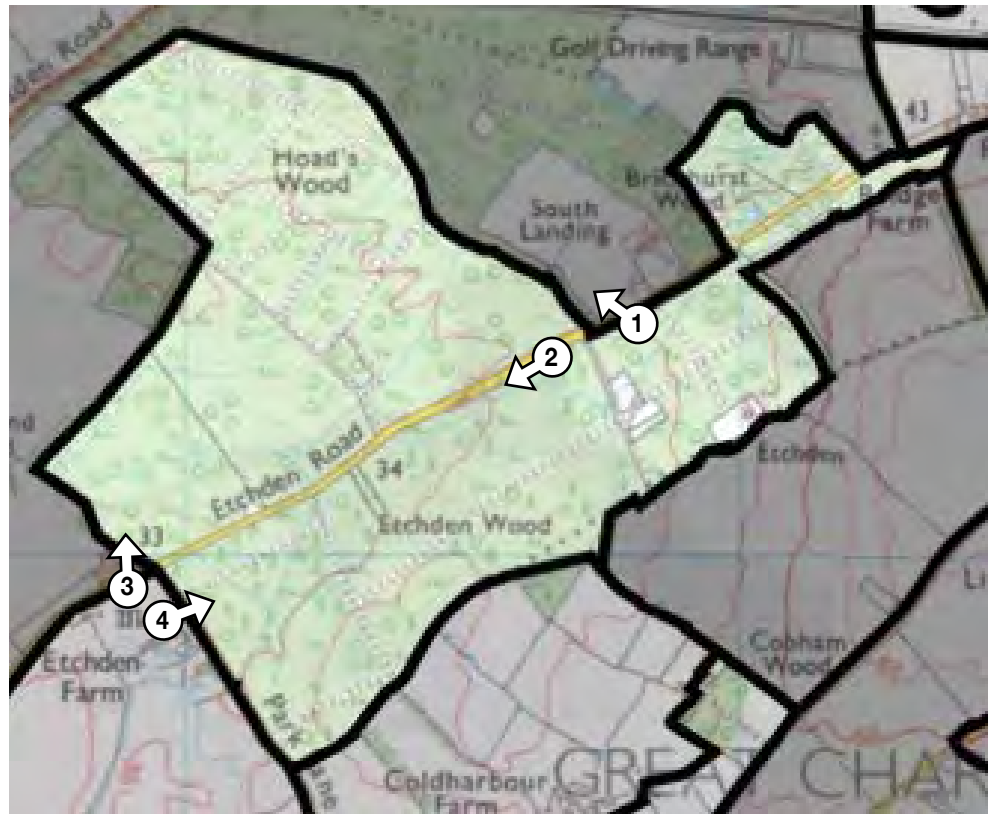
**E11.2**

Survey Date: 15/7/05 Reference: E19 Location: Etchden Wood & Hoads Wood Surveyors: AM/AH

Study Sector:		Chilmington Green (Map ref: TQ960424)	
County Landscape Character Area:		Biddenden-High Halden Wooded Farmlands	
Historic Landscape Type:		4.9 Pre-19 <sup>th</sup> century coppices	
Boundaries:		SW: E24 SE: E20 E:E18	
TOPOGRAPHY	Insignificant	Landform gentle slope towards west	Views out (long/short/restricted) restricted
TREE COVER	Dominant	Key visual elements semi-natural deciduous woodland on N-side (Hoads Wood) & mix of semi-natural & mature plantation conifers on south side	Views within (filtered/framed/open/restricted) restricted
ENCLOSURE PATTERN	Insignificant	Key visual elements Former ancient wood bank now dilapidated along both sides of Etchden Wood, with dilapidated wire stock fences. Elsewhere no public access.	Pattern and scale
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Isolated residential houses screened by woodlands	Pattern
LANDUSE	Dominant	Key visual elements Woodland – deciduous to north of lane. Formerly plantation on south side; part deciduous to south.	Seasonal variation deciduous
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Indication of dried out streams in the furrows near the lane on both sides		Species associations
Landuse/farm type	Primary Woodland – private use Plantation species and native mix to south		Other Residential pockets
Woodlands	Coppice/plantation Old unmanaged coppice stools + mature standards on both sides of the lane. Mature plantation & native standards to south.		Species Hornbeam, oak, aspen, blackthorn, hazel, birch, hawthorn, maple, ash, spindle, honeysuckle & enchanted nightshade.
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt		Species
Field boundaries	Hedges/ditches/stock fence/electric Mostly dilapidated old wood banks + collapsed stock fences along the lane.		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access Bisected by Etchden W-E		Other features (such as tree-lined lanes) Mature trees line lane creating a tunnel canopy
Built features	Villages/settlements/farms/churches/oasts Isolated settlements/ few scattered houses within (one Oast House beyond E19 to the west)		Urban edge/pylons/masts/new housing
Other features (such as moats)			



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Photograph locations/ direction



E19.2



E19.6



E19.7



E19.5



E19.8



# Biddenden High Halden Wooded Farmlands

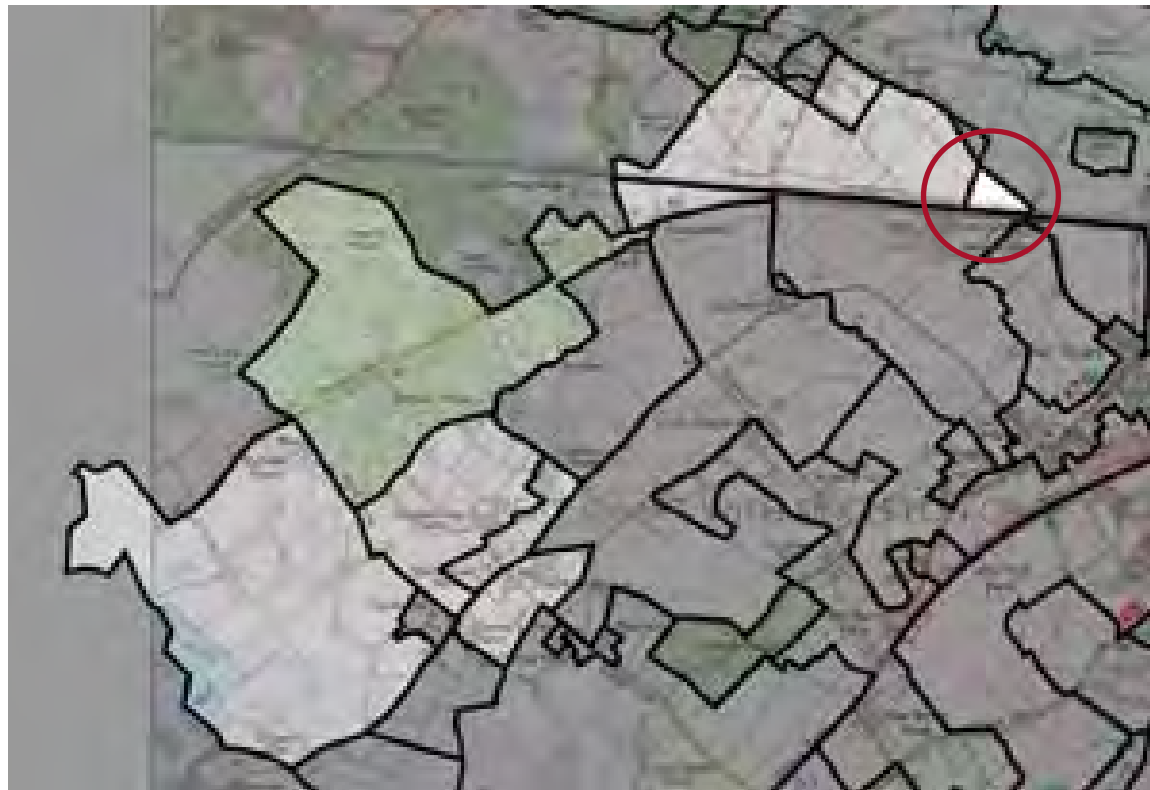
## **BHH3:** Worten Home Farmlands

Survey Date: 25.11.04    Reference: E7    Location: N of Ninn Lane    Surveyors: AK/MG

Study Sector:		Chilmington Green (Map ref: TQ978429)	
County Landscape Character Area:		Biddenden – High Halden wooded farmlands	
Historic Landscape Type:		7.1 Misc. valley bottom paddocks and pastures	
Boundaries:		Ninn Lane and railway to S, E9 farmland to W, E4 farmland to N	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform level	Views out (long/short/restricted) long distance to N, restricted to south
TREE COVER	Dominant Apparent Insignificant	Key visual elements railway corridor	Views within (filtered/framed/open/restricted) filtered
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerows	Pattern and scale Medium
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Railway, horse paddock, sheep 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 Sheep grazing		Other Horse paddock
Woodlands	Coppice/plantation		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Linear along railway		Species Oak, ash
Field boundaries	Hedges/ditches/stock fence/electric Hedge, stock fence		Species Hawthorn
Highways and footpaths	Major road/railway/local road/footpath/no public access Railway to S		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: E7 ctd.

Brief summary description:				
Small triangular shaped parcel of sheep grazed pasture, railway corridor, and small horse paddock. Significant mature trees along railway and thick mature hedgerows. Long views to N.				
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				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	
Rough grassland	Hedgerows, railway corridor			
Intensity of land use and habitat trend low - moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure		Good Variable Poor	
	Mature			
Field Boundaries	Survival of historic field pattern and condition		Good Variable Poor	
	Some gaps in hedgerows, generally thick			
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



E7.4



E7.1



Survey Date: 25.11.04 (Amended 19.07.05)    Reference: E9    Location: N of Ninn Lane    Surveyors: AK/MG

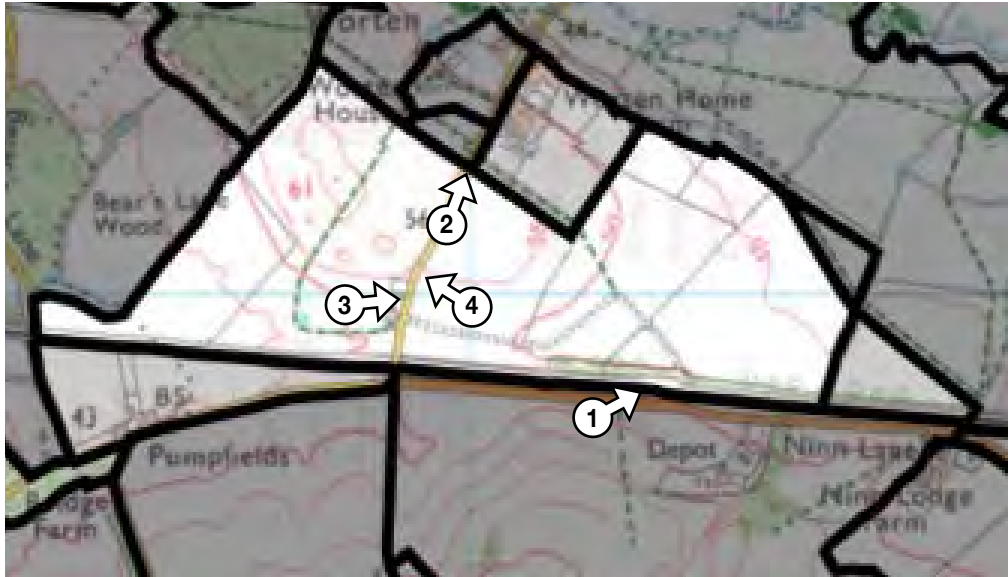
Study Sector:		Chilmington Green (Map ref: TQ973430)	
County Landscape Character Area:		Biddenden – High Halden wooded farmlands	
Historic Landscape Type:		1.10 Medium regular with straight boundaries	
Boundaries:		S across railway and Ninn lane to arable of E12, E to pasture of E8, E4 and E7, N to study boundary and settlement at E10, E11 pasture to SW	
TOPOGRAPHY	Apparent	Landform Gently sloping, steeper knoll to NW	Views out (long/short/restricted) long distance to E and Ashford
TREE COVER	Apparent	Key visual elements woodland strip to SE, boundary woodland to NW	Views within (filtered/framed/open/restricted) Generally open
ENCLOSURE PATTERN	Apparent	Key visual elements Hedges	Pattern and scale Medium, larger scale to W
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Isolated house and garden with bike track.	Pattern
LANDUSE	Apparent	Key visual elements Arable to W, and pasture	Seasonal variation Deciduous trees and arable crop
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Knoll to NW		Species associations
Landuse/farm type	Primary Arable		Other pasture
Woodlands	Coppice/plantation Dense strip of mature woodland adjacent to railway		Species Oak, ash blackthorn, sweet chestnut
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt isolated oaks		Species Oak
Field boundaries	Hedges/ditches/stock fence/electric Hedge and stock fencing		Species Hawthorn, oak, ash, hazel, sycamore, dog wood
Highways and footpaths	Major road/railway/local road/footpath/no public access Footpaths, railway to S boundary, lane bisects in W		Other features (such as tree-lined lanes) Sunken lane
Built features	Villages/settlements/farms/churches/oasts Isolated property with hanging tiles.		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: E9 ctd.

<b>Brief summary description:</b> Large, undulating parcel on edge of study area. Significant strip of mature oak woodland along southern boundary with railway. Bisected by fine sunken lane, to east of which is medium sized grazing pasture with hedgerows and standards. To west of lane is an arable field with isolated oaks and isolated property with garden. Open views east to Ashford fringe. Views to W restricted by woodlands. The land rises steeply to the NW to an apparent knoll.				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Railway along S boundary. Local impact only				Intact
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches  Woodland, pasture		Ecological corridors and networks  Hedgerow		Moderate
Intensity of land use and habitat trend moderate				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Mature		Good
Field Boundaries		Survival of historic field pattern and condition Hedgerows. Some lost to W		Good
Other features				Good Variable Poor
<b>Impact of built development</b> – 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



E9.2



E9.3



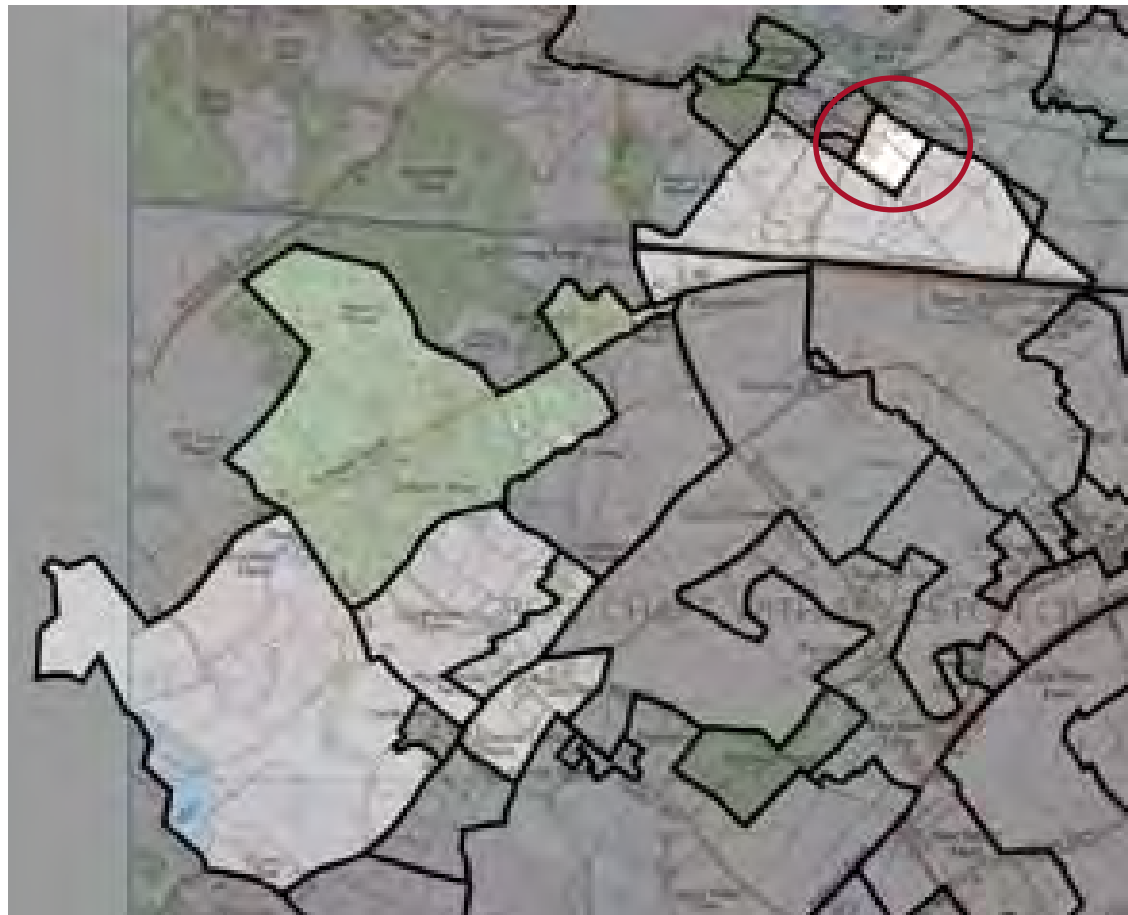
E9.1



E9.13

Study Sector:		Chilmington Green (Map ref: TQ971433)
County Landscape Character Area:		Biddenden-High Halden Wooded Farmlands
Historic Landscape Type:		9.2 Scattered settlement with paddocks (1810 extent)
Boundaries:		E1/E4 to N, E9 to S
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Farm house with old farm buildings and Huntington Lodge cottage
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Gentle slope
TREE COVER	Dominant Apparent Insignificant	Key visual elements High native hedge along roadside with some mature trees around farm buildings and within gardens
FORM & LAYOUT	Linear Clustered Sprawling	Clustered around farm
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Pre 19 <sup>th</sup> century
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Red brick farmhouse Barns and outbuildings – brick and timber with hip roof (some corrugated iron)	
Street Scene	Frontage/ verge/ boundaries/ materials Narrow lane with narrow verge and tall native hedges opening out to grassy verge, low ragstone wall and narrow front gardens adjacent to cottage	Planting/ signage/ lighting
Edge condition	New housing N/A	
Other features (include detractors)	-	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Quiet lane with secluded farm and buildings		

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> The landscape of gently rolling topography falls away to the river valley with a close texture of high hedges and hedgerow trees. A high percentage of suckering elm in the hedges suggests that in times past the landscape here featured large elms trees prior to the 1970s. Ash dominates the hedgerow trees here with some Field Maples, with a lighter texture than the oaks seen elsewhere. Farm yard and cottages set into the vegetation and are tied to the landscape.				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Surrounded by agricultural fields.				<b>Intact</b> <b>Interrupted</b> <b>Fragmented</b>
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
<b>Extent of settlement</b>	Settlement tied into the landscape by high hedges and hedgerow trees.		<b>High</b>  Moderate  Low	
<b>Intensity of built form and trend</b> Farm settlement – cottages, barns – old and new				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Local vernacular</b>	<b>Survival of features and condition</b> Buildings brick and peg tile with hung tiles. Ship lap painted black to old barn, new barns in profiled asbestos/concrete sheeting. Some unpainted pebbledash rendering. Some ragstone to porches and garden walls.		<b>Good</b> <b>Variable</b> <b>Poor</b>	
<b>Tree Cover</b>	<b>Age structure</b> threat of many sycamore saplings in the hedgerow		<b>Good</b> <b>Variable</b> <b>Poor</b>	
<b>Field Boundaries</b>	<b>Survival of historic field pattern and condition</b> Well maintained hedges with a high % of elm suckers, hawthorn, dog wood, hazel, blackthorn, privet and native clematis.		<b>Good</b> <b>Variable</b> <b>Poor</b>	
<b>Other features</b>	-		<b>Good</b> <b>Variable</b> <b>Poor</b>	
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b> Modern barns fit in to expected farm yard setting.	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<b>High</b>  Moderate  Low



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Photograph locations/ direction



E10.1



E10.2



E10.3



Survey Date: 16.07.05    Reference: G15    Location: Southside of Worten Wood    Surveyors: AM/MG

Study Sector:		Godinton (Map ref: TQ965435)	
County Landscape Character Area:		Biddenden – High Halden Wooded Farmlands	
Historic Landscape Type:		4.5	
Boundaries:		Arable of E9 to SE, Woodland of G14 to NE, Valley floor of E1/4 to N	
TOPOGRAPHY	Insignificant	Landform Slight slope towards NE	Views out (long/short/restricted) Views from boundary except G14.
TREE COVER	Dominant	Key visual elements Woodland	Views within (filtered/framed/open/restricted) Framed in the sunny glades, filtered/ restricted in mature areas.
ENCLOSURE PATTERN	Insignificant	Key visual elements Well maintained chickenwire fence surrounds the woods	Pattern and scale
SETTLEMENT & BUILT FEATURES	Unsettled	Key visual elements	Pattern
LANDUSE	Dominant	Key visual elements Woodland	Seasonal variation Deciduous, some evergreen (larch)
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds		Species associations
Landuse/farm type	Primary Mixed woodland		Other
Woodlands	Coppice/plantation No sign of coppice, Non native elements suggest plantation history		Species Enchantes nightshade, dogs mercury, sppedwell, good herb layer and structure
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Good mix of open glades with field layers. Mature canopy with scrub areas,		Species Hornbeam, elm, hawthorn, sycamore, beech, ash, larch, oak, rhododendron nettle, bramble
Field boundaries	Hedges/ditches/stock fence/electric Stockfence on all sides exept border to G14		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access Footpath along N border		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: G15

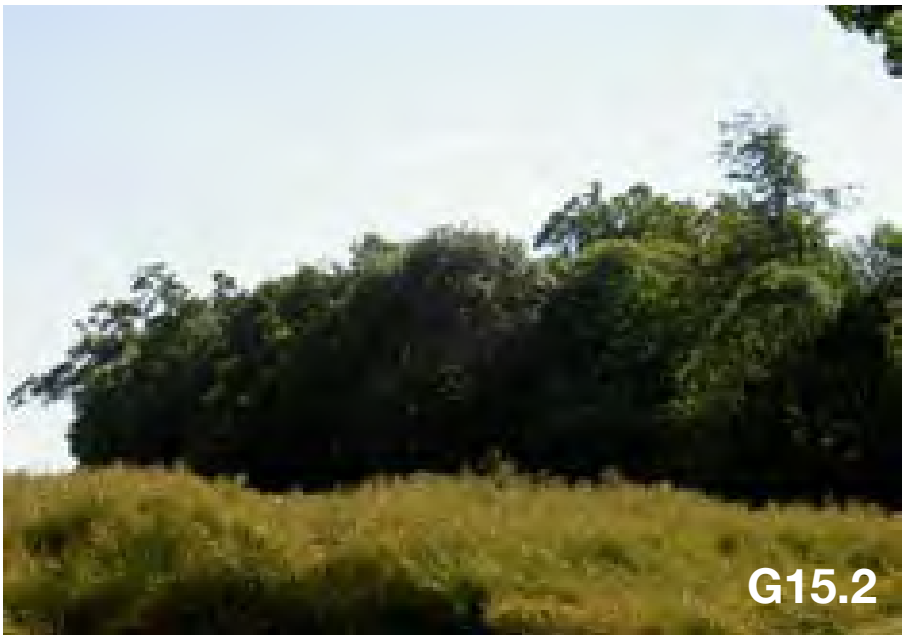
<b>Brief summary description:</b> An irregular shaped small parcel of mixed woodland joined to woodland corridor by G14 boundary, and surrounded in other directions by arable farmland, giving long views to fills, countryside, trees and hedgerows. The wood is bisected EW by a footbath along border which leads through an open sunny, regenerating glade, rich in plant species and butterflies.				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
A sence of intact unspoiled woodland with natural structure of layers and a mosaic of glades. Glimpses of open arable farmland in the borders				Intact
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Some standing deadwood and fallen trees, large plant diversity. Good structure mosaic.Regenerating sunny glades		Ecological corridors and networks Linked to woodland at G14. Linked via G14 to a good river corridor that is beyond G14		High -Good for invertabraes, birds and Mamals -glades good for herb layer plants -Lots of butterflies and high plant diversity
<b>Intensity of land use and habitat trend</b> Low – no sign of coppice management				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure Good mix of mature canopy, scrub, tall herbs, field layer and natural regeneration in glades			Good
Field Boundaries	Survival of historic field pattern and condition			Good
Other features	The non-native species are relatively insignificant in apperance.			Good Variable Poor
<b>Impact of built development</b> – 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 <sup>2</sup>



G15.2



G15.1









Studio Engleback  
8a London Road  
Tunbridge Wells  
Kent TN1 2EJ

Tel: 01892 538 537  
Fax: 01892 538 438  
email [info@studioengleback.com](mailto:info@studioengleback.com)  
web: [www.studioengleback.com](http://www.studioengleback.com)

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