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

ASSESSMENT & DATA SET : Hothfield Heathy 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
web: www.studioengleback.com
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 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
Shinshiro 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 planning of those areas - F and G being landscapes that would not be considered for development.

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

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

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

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

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

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

Studio Engleback November 2005
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 Landscape Character Study

The Hothfield Heathy Farmlands extend over an undulating landscape from Sandway eastwards to the outskirts of Ashford, and are formed on a mixed geology of the Folkestone beds, the underlying Sandgate Beds and the alluvial deposits of the Great Stour. The headwaters of the Great Stour cut into the landscape, draining to the east. It differs from the landscape to the south in the inferior quality of the soils, these being generally poor and acid or subjected to seasonal waterlogging, leading to a greater frequency of grassland and cereals. On soils of better quality, mainly south of the motorway, a greater frequency of arable crops are grown in a more open landscape.

Settlement is scattered in villages such as Lenham and Charing Heaths, Tutt Hill and Hothfield, where 20th century development has enlarged but not overwhelmed the vernacular centres. These villages are connected by a winding network of tranquil lanes, often crossing north-east to south-west as in the Weald - the pattern of the old ‘drove’ roads which were used to take swine to the summer grazing in the wooded Weald.

A particular feature of the area are the historic parklands, including Chilston Park, Hothfield Place and Godinton. Whilst extensive broadleaf woodlands are not a feature of the landscape, small copses and plantations of chestnut coppice do occur for example at Hurst Wood and near Calehill House. Larger-scale woodland can be found, however, at Ashford Warren, Hothfield Common and Hothfield Lake. The most distinctive feature of this south east area is the heathland of Hothfield Common, a valley bog enclosed by birches formed at the junction of the sandstones and the clayey Sandgate Beds. This is just a small remnant of the once far greater extent of heathland that extended in the Greensand Belt in the past, as evidenced by many of the place names such as Lenham and Charing Heath and Hothfield.

This farmed landscape is divided for much of its length by the A20 or the M20, the latter crossing under the railway at Tutt Hill to avoid the Gault Clay. Whilst not highly visible in much of this undulating landscape, it is audible for many miles and intrudes on the tranquility of the small lands. This transport intrusion is compounded by the Channel Tunnel Rail Link. Ashford Warren, the golf course and the coppice woodlands south of the M20, help contain the western landscape, it is audible for many miles and intrudes on the tranquility of the small lands. 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.

The Ashford Landscape Character Study

- Approximately 40% of this County Landscape Character Area (CLA)
- There are 31 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 7 Historic landscape character types in this study area:
  - HLT 1 - Field Patterns
  - HLT 2 - Commons
  - HLT 4 - Woodlands
  - HLT 7 - Valley Floor and Water Management
  - HLT 9 - Settlements
  - HLT 10 - Parkland and designed landscape
  - HLT 11 - Recreation
- We have grouped these into 7 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:

- The Barracks Site and Lodge Wood developments are nowextensions to Ashford and so should be removed from the County Landscape Character type.
- The outlier of Greensand Fruit Belt CLA should be incorporated within this CLA as an extension of HHF6. The Kent Historic Landscape Characterisation Study reveals that there were no orchards within this area.

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.

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Location of Hothfield Heathy Farmlands
Landscape context

Geology
The area lies on the Wealden Greensand Ridge with sandy loam soils.

Flooding
The area is above the floodplains. Some localised acid mire is caused where there is localised poor drainage.

Heritage
Hothfield Manor and Church are in a conservation area. Hothfield Common is a significant heritage feature.

Ecology
Hothfield Common is an SSSI that is being managed to restore acid mire/bog, heath and acid grassland habitats.

Features lost since the 1870s
Loss of hedgerows is negligible, however a number of small copses to the west of Godinton Park have been cleared.
Features lost since 1870's
Loss of hedgerows is negligible, however a number of small copses to the west of Godinton Park have been cleared.
Section 2 Assessment
Assessment Summary

This county area extends from the north western suburbs of Ashford to include Godinton Park and Hothfield Common and is crossed by both the M20 and the CTRL.

We have made a minor adjustment to the Kent CLA boundary by including the outlier of Greensand Fruit Belt CLA.

The overriding feature of the Hothfield Heathy Farmlands is its variable topography, landuse and character. To the north of Sandyhurst and to the south of the M20 are large gently undulating arable fields with thick hedgerows to lanes (probable old drove roads). Old maps reveal a loss of woodland and internal field hedges in these areas. To the north of the M20 and adjacent to Ashford the landuse is mixed with farmland, business park and golf course, whereas to the south of the M20 there are extensive coppice woodlands including Hoad's Wood and The Warren.

Godinton Park is a Special Landscape Area on the greensand ridge but has suffered decline over the years. Hothfield Common is an acid valley bog remnant of a larger heathland that at one time extended further along the greensand, and is designated SSSI.

To the south of Hothfield the farmland is gently sloping with a mix of medium sized arable fields and pasture with scattered woodland shelter belts and isolated farmsteads with traditional pre 19th century houses, including Hothfield Manor with medieval church, walled garden and extensive estate wall. There is an oast at Paddocks Farm. This coherent pattern of elements reflects the former fruit production within the Greensand Fruit Belt.

There are glimpsed views to the North Downs and south to the Great Stour Valley. The M20 and CTRL are audible throughout much of the area.
View northwards from the edge of Sandyhurst towards Kingsland (D31.1)

Lodge Wood (D48.3)

Godinton Park (G10.4)

Looking south from Maidstone Road (D36.3)

Lady's weir (G9.2am)

Farmland near Hall Farm to the west of Hothfield (G26.1)

Godinton Lane (G7.3)

Hothfield manor church (G23.2) and surrounding farmland with copses and shelterbelts (G26.1)

Hothfield Common (G29.1)
### CHARACTERISTIC FEATURES

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<th>HHF4</th>
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<th>HHF6</th>
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</table>
Distinctive Elements

**Godinton Park** (G10.3am)
Traditional open English parkland landscape surrounding Godinton manor house, with cattle-grazed (fenced) grounds – low intensity. Characterised by scattered mature trees, some veteran, with notable standing dead wood. A number of mixed mature plantations, including some areas of young coppice to NE and a small flower meadow to NE (beside CTRL). The CTRL impact is purely noise (as it is well-screened by trees). The new development to the E boundary is well screened by a plantation. There are fine, long views to the south.

**Hothfield Manor** (G23.1)
Walled garden and Lime allee approach to the church and farm for the Godinton estate. Characterised by high mellow weathered brick garden walls and lean-to brick sheds onto the lane. Now surrounded by small paddocks for Shetland/pit ponies. Interior of walled garden appears to be developed and no longer in horticultural use. Ragstone Gothic church with timber shingle spire set in a large graveyard with a number of large yews, some smaller ornamental trees and beech and oak to rear. Metal estate fencing to drive. Collection of Victorian/Edwardian farm buildings and houses in red brick clustered at south eastern part of the garden with feature dove cote. Small woodland behind settlement.
**Detractors**

**CTRL (B19.7)**
Sits in cutting through most of the area so noise is main intrusion.

**Hollybush Business Park (D40.12)**
Office building and car park at edge of new public parkland with fishing lake. Large scale new planting – ash through the carpark, field maple, guelder rose, field maple, birch, oak, cherry, Scots pine, thorns etc less than 10 years old. Timber post and rail fencing to offices, open to park.
Section 3  Field Work & Data Sheets
HHF 1 Kingsland

Location of HHF 1 within Hothfield Heathy Farmlands

District Landscape Type: HHF 1 Kingsland
Comprising: D30, D31

CHARACTERISTIC FEATURES

- Large rolling arable fields bordering the linear settlement of Sandyhurst, with open elevated views to Ashford to the southwest.
- A thick hedgerow borders the lane, but some internal field boundaries have been lost.
- Noise from the M20 is apparent.

ANALYSIS

Condition

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

Generally a coherent pattern of farmed landscape elements but with some loss of wildlife corridors.

Sensitivity

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

Moderate sense of place and high visibility.

POLICY RECOMMENDATIONS

restore & create
- restore hedges to reinforce tree lines
HHF 2 Sandyhurst Farm

Location of HHF 2 within Hothfield Heathy Farmlands

District Landscape Type: HHF 2 Sandyhurst Farm
Comprising: D38, D39, D40, D41

CHARACTERISTIC FEATURES

- Bowl topography with mix of open space, business park, farmland and recreational areas including a golf course.
- The open space associated with the business park has a typical gardenesque landscape with ornamental fishing ponds and non-native planting.
- The farm, with neglected barns is mixed with arable land, wet woodland and pasture, landscaped fishing ponds and naturalising grassland. The farm is overlooked by the business park.
- A wooded golf course lies adjacent to the M20 and recreation ground and playing fields to north of the area.

ANALYSIS

Condition

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

Highly variable pattern of elements with discordant mix of farming, business park and recreation giving a fragmented character. The M20 on embankment is partially screened by adjacent planting but noise is evident.

Sensitivity

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

The sense of place is weak and visibility intermittent.

POLICY RECOMMENDATIONS

create

- priority to plant native species
HHF 4 Godinton Woodlands

Location of HHF 4 within Hothfield Heathy Farmlands

<table>
<thead>
<tr>
<th>District Landscape Type: HHF 4 Godinton Woodlands</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprising: D42, D43, D44, D45, D46, D48, G3, G4, G5, G6, G7, G9</td>
</tr>
</tbody>
</table>

**CHARACTERISTIC FEATURES**

- An extensive area of broadleaf woodland on steeply undulating ground comprising sweetchestnut coppice with rides and oak/birch woodland.
- The sunken Godinton Lane cuts through the woodland and clearing.
- Wet woodland around Lady's Weir with associated marginal planting.
- Small extent of ribbon development associated with Maidstone Road.
- Some dumping around Hoads Wood and pressure from recreational use especially at The Warren.
- Noise from the M20 and CTRL impacts on the northern area.

**ANALYSIS**

<table>
<thead>
<tr>
<th>Condition</th>
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<tbody>
<tr>
<td>Pattern of elements: high</td>
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<tr>
<td>Detracting features: low</td>
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<tr>
<td>Distinctiveness: high</td>
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<td>Cultural heritage: high</td>
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<tr>
<td>Ecology: high</td>
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<tr>
<td>Functionality: high</td>
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Coherent pattern of extensive semi-natural woodland of high ecological value and distinctiveness with sunken lane and old pond with weir.

<table>
<thead>
<tr>
<th>Sensitivity</th>
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<tbody>
<tr>
<td>Sense of place: high</td>
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<tr>
<td>Landform: moderate</td>
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<tr>
<td>Extent of tree cover: high</td>
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<tr>
<td>Visibility: low</td>
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</table>

Old coppiced woodlands, rides and sunken lane give a strong sense of place. Visibility is restricted.

**POLICY RECOMMENDATIONS**

- conserve & restore
  - introduce coppice regime
HHF 5 Godinton Park

Location of HHF 5 within Hothfield Heathy Farmlands

District Landscape Type: HHF 5 Godinton Park
Comprising: G8, G10

CHARACTERISTIC FEATURES

• A gently sloping English parkland landscape with pasture, mature trees (some veteran), mixed mature plantations and coppice.

• Fine views to the North Downs north of Godinton Lane and to the south from within the Park.

• The CTRL is audible to the north.

ANALYSIS

Condition

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

A medium grade parkland with many original features intact, but with some sense of decline and alteration (large poplars detract from overall setting).

Sensitivity

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

The parkland features give a sense of continuity over time though this has been weakened to some degree. Visibility is variable and long distant where there are no intervening trees.

POLICY RECOMMENDATIONS

conserve & restore
HHF 6 Hothfield Wooded Farmlands

District Landscape Type: HHF 6 Hothfield Wooded Farmlands
Comprising: G20, G27, G28, G21, G22, G23, G24, G25, G26

CHARACTERISTIC FEATURES

- Gently sloping farmland around Hothfield with a mix of medium sized arable fields and pasture with scattered linear woodland blocks (some wet).
- South of Waterfall Road which is sunken in places, is an area of rough pasture dotted with mature trees.
- Some isolated farmsteads with traditional pre 19th century houses and most notably Hothfield Manor with medieval church, walled garden and extensive estate wall. There is an oast at Paddocks Farm.
- Crossed by byway and the Greensand Way.
- Glimpsed views to the North Downs and south to the Great Stour Valley.

ANALYSIS

Condition

<table>
<thead>
<tr>
<th>Pattern of elements:</th>
<th>high</th>
<th>Detracting features:</th>
<th>low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctiveness:</td>
<td>high</td>
<td>Cultural heritage:</td>
<td>high</td>
</tr>
<tr>
<td>Ecology:</td>
<td>high</td>
<td>Functionality:</td>
<td>moderate</td>
</tr>
</tbody>
</table>

Coherent pattern of fields and woodland clumps/shelterbelts associated with the old orchards and fruit production within the greensand fruit belt. Woodland clumps, especially the wet woodlands are of high ecological value. Many vernacular buildings.

Sensitivity

<table>
<thead>
<tr>
<th>Sense of place:</th>
<th>high</th>
<th>Landform:</th>
<th>moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extent of tree cover:</td>
<td>moderate</td>
<td>Visibility:</td>
<td>moderate</td>
</tr>
</tbody>
</table>

An historic landscape with strong sense of place. Moderate visibility.

POLICY RECOMMENDATIONS

conserve & reinforce
- conserve the diversity of landuse
- conserve and reinforce woodland/shelterbelts
HHF 7 Hothfield Common

Location of HHF 7 within Hothfield Heathy Farmlands

District Landscape Type: HHF 7 Hothfield Common
Comprising: G29

CHARACTERISTIC FEATURES

- A valley bog at the junction of sandstones and clayey Sandgate Beds, comprising heathland with acid grassland, birch woodland and scrub. The area is a nature reserve and is well used for dog walking.

ANALYSIS

Condition

- Pattern of elements: high
- Detracting features: none
- Distinctiveness: high
- Cultural heritage: high
- Ecology: high
- Functionality: high

An intact coherent pattern of heathland elements that are important semi-natural habitats and integral to the local drainage system.

Sensitivity

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

The heathland has a remote and timeless quality and strong sense of place. Views are contained by the tree cover.

POLICY RECOMMENDATIONS

conserve & restore
- conserve through improved management/ grazing regime
- restore parts of the heath that have been lost
HHF 8 Hothfield Open Farmlands

Location of HHF 8 within Hothfield Heathy Farmlands

District Landscape Type: HHF 8 Hothfield Open Farmlands
Comprising: G1, G2, D36

CHARACTERISTIC FEATURES

• Gently sloping mixed farmland around Hothfield of predominantly large arable fields with some isolated woodland blocks and associated small ponds.
• Crossed by byway and the Greensand Way.
• Open views to the North Downs and south to the Great Stour Valley.
• Detractors are the CTRL and M20 on embankment.

ANALYSIS

Condition

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

Loss of pasture to arable in the last 20 to 30 years. Historic maps indicate some clearance of woodland at The Larches and Beechbrook Wood and loss of some field boundaries to the south of Maidstone Road.

Sensitivity

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

Weak sense of place and gently sloping land gives open views towards North Downs and Great Stour Valley.

POLICY RECOMMENDATIONS

restore & create
Hothfield Heath Farmlands

HHF1: Kingsland
ASHFORD LANDSCAPE CHARACTER ASSESSMENT

FIELD STUDY SHEET 1

Survey Date: 4.11.04  Reference: D30  Location: North of Sandyhurst  Surveyors: AK/MG

Study Sector: Kennington  (Map ref: TR001458)

County landscape Character Area: Hothfield Heathy Farmlands

Historic Landscape Type: Prairie fields (19th Century enclosure with extensive boundary loss)

Boundaries: Arable of D25 to north and east, arable of D31 to west, linear housing of Sandyhurst to south

TOPOGRAPHY

Dominant Apparent Insignificant
Landform Rolling arable  Views out (long/short/restricted) From top of knoll, long distance views to south west

TREE COVER

Dominant Apparent Insignificant
Key visual elements Views within (filtered/framed/open/restricted) Open, restricted to south west by landform

ENCLOSURE PATTERN

Dominant Apparent Insignificant Unenclosed
Key visual elements Pattern and scale Small parcel of unenclosed arable within larger arable context

SETTLEMENT & BUILT FEATURES

Dominant Apparent Insignificant Unsettled
Key visual elements Pattern

LANDUSE

Dominant Apparent Insignificant Unenclosed
Key visual elements Arable

KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?

Natural features

Rivers/knoll/ponds  Knoll
Species associations

Landuse/farm type

Primary  Arable
Other

Woodlands

Coppice/plantation  species

Tree cover

Groups/road/neader/neader/long fence/sidewalk
Species

Field boundaries  Hedges/ditches/stock fence/electric
Boundary hedgerow and ditch to south
Species  Hazel, hawthorn, field maple

Highways and footpaths

Major roads/railway/local roads/footpath/no public access
Foothpath to northern boundary, lane to south
Other features  (such as hedgerow lanes)
Lane to south

Built features

Village/retirement comm & churches/roads
Urban edge/Pyramids/masst/new housing
Housing along lane to south
Other features (such as maest)

D30 North of Sandyhurst

ASHFORD LANDSCAPE CHARACTER ASSESSMENT

FIELD STUDY SHEET 2

Reference: D30 ctd.

Brief summary description:
Small rolling arable parcel rising steeply to north west with open views to south west.
Possible hedgerow clearance. Designation of parcel is questionable – appears the same as D25 and the northern section of D31. Boundary hedgerow along lane to south is overlooked by adjacent housing.

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

Traffic noise from M20, traffic along lane

Traffic noise from M20

Traffic along lane

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
Boundary hedgerow along lane intact, larger arable context  Boundary hedgerow mainly continuous

Ecological corridors and networks

Boundary hedgerow mainly continuous  High

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

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

M20 noise

Siting  Design  Extent

High  Moderate  Low
Photograph locations/ direction
**ASHFORD LANDSCAPE CHARACTER ASSESSMENT**

**FIELD STUDY SHEET 1**

**Survey Date:** 4.11.04  **Reference:** D31  **Location:** Kingsland  **Surveyors:** AK/MG

<table>
<thead>
<tr>
<th>Study Sector:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kennington</td>
</tr>
</tbody>
</table>

| County Landscape Character Area: |
| Hothfield Heathy Farmlands  |

| Historic Landscape Type: |
| 1.6 Rectilinear with wavy boundaries (Late medieval to 17th/18th Century enclosure)  |

| Boundaries: |
| West to arable of D32; north to wetland of D29 and arable of D30; south to M20; east to linear housing of Sandyhurst  |

| TOPOGRAPHY |
| Dominant |
| Apparent |
| Insignificant |
| Landform |
| Rises to north |
| Views out (long/restricted) |
| Long to north west; short to north east; restricted elsewhere |
| Views within (filtered/framed/open/restricted) |
| Framed to south, open to north |

| TREE COVER |
| Dominant |
| Apparent |
| Insignificant |
| Key visual elements |
| Hedgerow trees, garden trees at south east boundary |
| Pattern and scale |
| Medium scale to south, large to north |

| ENCLOSURE PATTERN |
| Dominant |
| Apparent |
| Insignificant |
| Unenclosed |
| Key visual elements |
| Hedgerows |
| Pattern |
| Medium scale to south, large to north |

| SETTLEMENT & BUILT FEATURES |
| Dominant |
| Apparent |
| Insignificant |
| Unsettled |
| Key visual elements |
| Scattered farms, linear housing at boundary |
| Pattern |
| Seasonal variation |

| LANDUSE |
| Dominant |
| Apparent |
| Insignificant |
| Key visual elements |
| Mixed arable |
| Seasonal variation |

<table>
<thead>
<tr>
<th>KEY CHARACTERISTICS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural features</td>
</tr>
<tr>
<td>Rivers/lochs/ponds</td>
</tr>
<tr>
<td>Species associations</td>
</tr>
<tr>
<td>Landuse/farm type</td>
</tr>
<tr>
<td>Primary</td>
</tr>
<tr>
<td>Arable</td>
</tr>
<tr>
<td>Species</td>
</tr>
<tr>
<td>Woodslands</td>
</tr>
<tr>
<td>Coppice/plantation</td>
</tr>
<tr>
<td>Species</td>
</tr>
<tr>
<td>Tree cover</td>
</tr>
<tr>
<td>Groups/linear/hedgerow/scattered/shelterbelt</td>
</tr>
<tr>
<td>Species</td>
</tr>
<tr>
<td>Oak</td>
</tr>
<tr>
<td>Field boundaries</td>
</tr>
<tr>
<td>Hedges/anchors/retaining/wall/electric</td>
</tr>
<tr>
<td>Species</td>
</tr>
<tr>
<td>Hazel, elder, dog rose, blackthorn</td>
</tr>
<tr>
<td>Highways and footpaths</td>
</tr>
<tr>
<td>Major roads/roadway/local roads/footpath/no public access</td>
</tr>
<tr>
<td>Other features (such as tree-lined lanes)</td>
</tr>
<tr>
<td>Footpath bisects, M20 to south</td>
</tr>
<tr>
<td>Built features</td>
</tr>
<tr>
<td>Villages/settlements/churches/roads</td>
</tr>
<tr>
<td>Scattered farms</td>
</tr>
<tr>
<td>Urban edge/pylons/masts/new housing</td>
</tr>
<tr>
<td>M20, urban edge</td>
</tr>
<tr>
<td>Other features</td>
</tr>
<tr>
<td>(such as mood)</td>
</tr>
</tbody>
</table>

---

**ASHFORD LANDSCAPE CHARACTER ASSESSMENT**

**FIELD STUDY SHEET 2**

**Reference:** D31 ctd.

**Brief summary description:**

Medium sized parcel of mixed arable farmland in two distinct sections separated by hedgerow. Open landscape to north links to surrounding rolling farmland, smaller enclosed field to south is bounded on three sides by roads and/or housing with noise from M20 very evident. Three scattered farms are insignificant. Good hedgerow along lane to 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**

Parcel split into two distinct areas – southern section enclosed by roads and housing with M20 apparent; northern section more rural, in keeping with open, rolling landscape of D25.

**Ecological integrity – how well does this area of countryside function as a habitat for wildlife?**

<table>
<thead>
<tr>
<th>Extent of semi-natural habitat and patches</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ecological corridors and networks</td>
</tr>
<tr>
<td>Hedgerows continuous along road and through parcel</td>
</tr>
<tr>
<td>Intact</td>
</tr>
<tr>
<td>Moderate</td>
</tr>
<tr>
<td>Low</td>
</tr>
</tbody>
</table>

**Intensity of land use and natural trend**

| High |
| Moderate |
| Low |

**Condition of heritage features – assess current condition and make note of vulnerability to change**

<table>
<thead>
<tr>
<th>Tree Cover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age structure</td>
</tr>
<tr>
<td>Mature</td>
</tr>
<tr>
<td>Good</td>
</tr>
<tr>
<td>Variable</td>
</tr>
<tr>
<td>Poor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Field boundaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survival of historic field pattern and condition</td>
</tr>
<tr>
<td>Hedgerow clearance / pattern lost on northern boundary, otherwise good</td>
</tr>
<tr>
<td>Good</td>
</tr>
<tr>
<td>Variable</td>
</tr>
<tr>
<td>Poor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
</tr>
<tr>
<td>Variable</td>
</tr>
<tr>
<td>Poor</td>
</tr>
</tbody>
</table>

**Impact of built development – how well does modern development respect local vernacular, character and sense of place**

<table>
<thead>
<tr>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>M20 noise</td>
</tr>
<tr>
<td>Siting</td>
</tr>
<tr>
<td>Design</td>
</tr>
<tr>
<td>In cutting – prevents visual impact</td>
</tr>
<tr>
<td>Extent</td>
</tr>
<tr>
<td>High</td>
</tr>
<tr>
<td>Moderate</td>
</tr>
<tr>
<td>Low</td>
</tr>
</tbody>
</table>
Photograph locations/ direction

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Hothfield Heathy Farmlands

**HHF2: Sandyhurst Farm**
**Survey Date:** 5.11.04  
**Reference:** D38  
**Location:** Ashford Golf Course  
**Surveyors:** LH/MG

### Study Sector:
Kennington  
(Map ref: TR001447)

### County Landscape Character Area:
Hothfield Heathy Farmlands

### Historic landscape type:
11.2 Golf courses

### Boundaries:
Mixed farmland of D40 to north; linear housing of Sandyhurst to west; woodland of D42, 43, 45 to south; Kennington to east

#### TOPOGRAPHY

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undulating land</td>
<td>landscaped golf course</td>
<td>none</td>
</tr>
</tbody>
</table>

#### TREE COVER

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>mature oaks, scattered mixed younger planting</td>
<td>Views within</td>
</tr>
</tbody>
</table>

#### ENCLOSURE PATTERN

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Pattern and scale</td>
<td></td>
</tr>
</tbody>
</table>

#### SETTLEMENT & BUILT FEATURES

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>golf course, club house</td>
<td></td>
</tr>
</tbody>
</table>

#### LANDUSE

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Fairways, greens</td>
<td></td>
</tr>
</tbody>
</table>

#### KEY CHARACTERISTICS

**Natural features**
- Rivers/knolls/ponds  
- Streams, small ponds  
- Species associations

**Landscape/taxa type**
- Primary  
- Other

**Woodlands**
- Coppice/management  
- Two woodland blocks  
- Species

**Tree cover**
- Groups/linear/hedgerow/scattered/shelterbelt  
- Mature oaks, scattered groups – varied ornamental, M20 planting  
- Species  
  - Oak, birch, cherry, pine, conifers, hawthorn, chestnut

**Field boundaries**
- Hedges/ditches/stock fence/electric  
- Ditches  
- Species

**Highways and footpaths**
- Major road/railway/local road/footpath/no public access  
- Footpath, M20 to south  
- Linear features (such as tree-lined lanes)

**Built features**
- Watercourses/elements/ramas/bridges/roads  
- Golf course buildings and landscaping  
- Other features (such as moats)

### Brief summary description:
Medium – large rectangular golf course with M20 to south. Very wooded feel to landscape, with two small woodland blocks and many scattered groups of mature oak and planted ornamental trees. M20 on embankment is very evident but well screened. Varied topography – landscaped undulations and natural landform. Mown fairways and greens, short rough and 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
- Inward looking, enclosed and impact but noise from M20

### Ecological integrity
- How well does this area of countryside function as a habitat for wildlife?
- Extent of semi-natural habitat and patches  
- Small woodland blocks, small ponds, wooded edges
- Ecological corridors and networks  
- Streams and ditches, M20 corridor planting will mature

### Condition of heritage features
- Assess current condition and make note of vulnerability to change
- Age structure: varied  
- Field boundaries: survival of historic field pattern and condition  
- Other features: Good Variable Poor

### Impact of built development
- How well does modern development respect local vernacular, character and sense of place
- Type: M20  
- Design: New planting  
- Extent: High
  - Moderate Low

---

**D38 Ashford Golf Course**
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Photograph locations/ direction
ASHFORD LANDSCAPE CHARACTER ASSESSMENT
FIELD STUDY SHEET 1

Survey Date: 4.11.04  Reference: D39  Location: West of Goat Lees  Surveyors: AK/MG

Study Sector: Kennington  [Map ref: TR007457]

County Landscape Character Area: Hothfield Heathy Farmlands

Historic Landscape Type: I. V. small regular with straight boundaries

Boundaries: North to Tile Lodge wood, arable of D25 and pasture of D24; South-east to Kennington and south west to arable of D40

TOPOGRAPHY

Dominant Apparent Insignificant

Landform Dominant Flat recreation ground
Views out Long glimpses east; medium to north; restricted elsewhere

TREE COVER

Dominant Apparent Insignificant

Key visual elements Woodland to west, hedge to north, scattered parkland trees
Views within Open

ENCLOSURE PATTERN

Dominant Apparent Insignificant Unenclosed

Key visual elements Hedge to north
Pattern and scale Medium, pattern lost

SETTLEMENT & BUILT FEATURES

Dominant Apparent Insignificant Unsettled

Key visual elements Club house, car park
Pattern

LANDUSE

Dominant Apparent Insignificant

Key visual elements Recreation, sports pitches
Seasonal variation

KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?

Natural features Rivers/knolls/ponds Species associations

Woodlands Coppice/plantation Mixed deciduous to west

Tree cover Group/linear/hedgerow/scattered/shelterbelt Hedgerow with standards to north; scattered parkland trees

Field boundaries Hedges/ditches/stock/fence/electric Hedge /sunken lane to north is a strong feature

Highways and footpaths Major road/round/other roads/footpath/no public access Other features (such as tree-lined lanes) Sunken treeed lane to north?

Built features villages/settlements/churches/roads Club house, car park

Other features (such as moats)

ASHFORD LANDSCAPE CHARACTER ASSESSMENT
FIELD STUDY SHEET 2

Reference: D39 ctd.

Brief summary description:
Medium sized parcel of flat recreation ground with football pitches, tennis courts, club house and car park. Strong woodland block to west links to Tile Lodge wood (D26, D27) to north. Strong continuous hedgerow with standards to north along possible sunken lane. Scattered ornamental planting.

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

Traffic noise from M20.  Intact

Ecological integrity – how well does this area of countryside function as a habitat for wildlife?

extent of semi-natural habitat and ecological corridors and networks
patches Woodland to west
Hedgerow / sunken lane to north, woodland links to Tile Lodge Wood

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 Mixed, mainly mature, some coppice

Field Boundaries survival of historic field pattern and condition
Now a recreation ground. Strong hedge and standards to north

Other features

Impact of built development – how well does modern development respect local vernacular, character and sense of place

Type Club house

Siting M20 noise

Design

Extent High

Moderate

Low
### toppings

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>County landscape type</td>
<td>Historic Farm Land</td>
</tr>
<tr>
<td>Area Boundaries</td>
<td>Golf course of D38 to south, linear housing of Sandyhurst to west, Kennington to east, recreation ground of D39 to north</td>
</tr>
</tbody>
</table>

### Settlement & Built Features

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landform</td>
<td>Dominant Insignificant</td>
</tr>
<tr>
<td>Landscape</td>
<td>Gently undulating</td>
</tr>
<tr>
<td>Views out</td>
<td>Long to north, otherwise inward looking</td>
</tr>
</tbody>
</table>

### Tree Cover

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Dominant Insignificant</td>
</tr>
<tr>
<td>Woodland</td>
<td>Ornamental planting around ponds</td>
</tr>
<tr>
<td>Pattern</td>
<td>Medium – large around farm, pattern lost around ponds</td>
</tr>
<tr>
<td>Placement and scale</td>
<td>Random</td>
</tr>
<tr>
<td>Scattered Farmstead</td>
<td>Scattered farmstead</td>
</tr>
</tbody>
</table>

### Enclosure Pattern

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Dominant Insignificant</td>
</tr>
<tr>
<td>Farm buildings</td>
<td>Farm buildings, adjacent business park and housing</td>
</tr>
<tr>
<td>Pattern</td>
<td>Dominant</td>
</tr>
<tr>
<td>Scale</td>
<td>Unsettled</td>
</tr>
</tbody>
</table>

### Topography

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>River/knoll/ponds</td>
<td>Ponds and stream</td>
</tr>
<tr>
<td>Species associations</td>
<td>Alder, juncus, reeds</td>
</tr>
</tbody>
</table>

### Woodlands

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coppice/plantation</td>
<td>Wet woodland</td>
</tr>
<tr>
<td>Species</td>
<td>Alder</td>
</tr>
</tbody>
</table>

### Tree Cover

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Groups/heights/low/ medium/standard</td>
<td>Woodyed field edges, naturalising grass/scrub</td>
</tr>
<tr>
<td>Planting</td>
<td>Scattered planting</td>
</tr>
<tr>
<td>Species</td>
<td>Birch, sweet chestnut, cherry, pine, fir</td>
</tr>
</tbody>
</table>

### Field Boundaries

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hedges/stockfencing</td>
<td>Hedges, stock fencing</td>
</tr>
<tr>
<td>Species</td>
<td>Laurel, privet, hawthorn</td>
</tr>
</tbody>
</table>

### Highways and footpaths

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major roads/roundabout/local roads</td>
<td>Footpath with good gates, local road to business park</td>
</tr>
<tr>
<td>Species</td>
<td>Other species (such as tree-lined lanes)</td>
</tr>
<tr>
<td>Other features</td>
<td>Mown rides to west of rear of housing</td>
</tr>
</tbody>
</table>

### Built Features

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings</td>
<td>Farm buildings, adjacent business park and housing</td>
</tr>
<tr>
<td>Species</td>
<td>Urban edge, pynons, maus, new housing</td>
</tr>
<tr>
<td>Other features</td>
<td>Urban edge to north east</td>
</tr>
</tbody>
</table>

### Other features

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>(such as moats)</td>
<td>Circular brick sett</td>
</tr>
</tbody>
</table>

### Key Characteristics

- **Landuse/farm type**: Primary Arable
- **Water bodies**: Ponds and stream
- **Specimen associations**: Alder, juncus, reeds
- **Landform**: Gently undulating
- **Views out**: Long to north, otherwise inward looking
- **Key visual elements, Woodland**: Ornamental planting around ponds
- **Pattern and Scale**: Medium – large around farm, pattern lost around ponds
- **Key visual elements, Farm buildings**: Farm buildings, adjacent business park and housing
- **Seasonal Variation**: Apparent
- **Other features**: Circular brick sett, footpaths

### Survey Date

**5.11.04**

### Surveyors

LH/MG

### Reference

D40 ctd.

**D40 Sandyhurst Farm**
Photograph locations/ direction
### Study Sector:
- Sandyhurst (Map ref: TR004450)

### County landscape Character Area:
- Hothfield Heathy Farmlands

### Historic landscape type:
- 9.6 Post 1810 settlement (general)

### Boundaries:
- D40

### SETTLEMENT & BUILT FEATURES

<table>
<thead>
<tr>
<th>Dominant Key visual elements</th>
<th>business park style office building set within extensive carparking</th>
</tr>
</thead>
</table>

### TOPOGRAPHY

<table>
<thead>
<tr>
<th>Apparent Landform</th>
<th>sloping</th>
</tr>
</thead>
</table>

### TREE COVER

<table>
<thead>
<tr>
<th>Apparent Key visual elements</th>
<th>mix of roadside and structure planting including ash, pine, silver birch, field maple</th>
</tr>
</thead>
</table>

### FORM & LAYOUT

<table>
<thead>
<tr>
<th>Linear Clustered</th>
<th>Sprawling compact</th>
</tr>
</thead>
</table>

### AGE & CONDITION

<table>
<thead>
<tr>
<th>Pre-war Post-war</th>
<th>1960-70’s 1980-1990’s Recent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980-1990’s</td>
<td></td>
</tr>
</tbody>
</table>

### KEY FEATURES — in what way do the following contribute to the local distinctiveness of the settlement?

**Building style**
- Roof & materials/ scale: Three storey red brick with glass block staircase
- Street Scene: Wide road with wide grassy verges and structure planting
- Edge condition: New housing
- Other features: Noise form M20

**PERCEPTION of the place** — is it tranquil/ safe/ pleasant/ legible/ accessible?
- Intrusive large scale business park

---

**Brief summary description of settlement/ edge conditions and its siting within the wider landscape:**
- Rising ground from the west towards Bockhanger. Office building and car park at edge of new public parkland with fishing lake boarding this LDU. Large scale new planting – ash through the carpark, field maple, guelder rose, field maple, birch, oak, cherry, Scots pine, thorns less than 10 years old. Timber post and rail fencing to offices, open to park.

**Visual context and unity** — assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance
- Large office building and car park in green setting. Local views out to west, north and south.

**Settlement integrity/ edge condition** — how well does the settlement hold together?
- Extent of settlement: Only one building
- Intensity of built form and trend: Low – business park

**Condition of heritage features** — assess current condition and make note of vulnerability to change
- Local vernacular: Survival of features and condition: N/A
- Tree Cover: Age structure: all new planting on large scale
- Field Boundaries: survival of historic field pattern and condition: Not obvious

**Other features**
- Good

**Impact of built development** — how well does modern development respect local vernacular, character and sense of place
- Type: Office block
- Design: Undistinguished large pitched roof, brick walls with feature sunscreens in grey blue and stair enclosed in glass bricks
- Extent: unique
- High

---

**Intrusive large scale business park**
Hothfield Heath Farmlands

**HHF4: Godinton Woodlands**
**D42 Hoad’s Wood**

---

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

<table>
<thead>
<tr>
<th>Study Sector:</th>
<th>Kennington</th>
<th>[Map ref: TQ996446]</th>
</tr>
</thead>
<tbody>
<tr>
<td>County landscape character</td>
<td>Sandyhurst Lane settlements to north, north west, M20 to east north east, D43 to south east, A20, study boundary, D44 and D48 to south and west</td>
<td></td>
</tr>
<tr>
<td>Historic landscape character</td>
<td>Replanted other pre-1810 woodland</td>
<td></td>
</tr>
</tbody>
</table>

**TOPOGRAPHY**

<table>
<thead>
<tr>
<th>Dominant Apparent</th>
<th>Insignificant</th>
<th>Trend</th>
<th>Views out</th>
<th>Restricted in all directions by trees</th>
</tr>
</thead>
</table>

**TREE COVER**

<table>
<thead>
<tr>
<th>Dominant Apparent</th>
<th>Insignificant</th>
<th>Key visual elements</th>
<th>Views within</th>
<th>Restricted by trees, some clearance to south</th>
</tr>
</thead>
</table>

**ENCLOSURE PATTERN**

<table>
<thead>
<tr>
<th>Dominant Apparent</th>
<th>Insignificant</th>
<th>Pattern and scale</th>
<th>Subdivisions of varied size within woodland</th>
</tr>
</thead>
</table>

**SETTLEMENT & BUILT FEATURES**

<table>
<thead>
<tr>
<th>Dominant Apparent</th>
<th>Unenclosed</th>
<th>Key visual elements</th>
<th>Pattern and scale</th>
</tr>
</thead>
</table>

**LANDUSE**

<table>
<thead>
<tr>
<th>Dominant Apparent</th>
<th>Insignificant</th>
<th>Key visual elements</th>
<th>Seasonal variation</th>
</tr>
</thead>
</table>

**KEY CHARACTERISTICS**

- **Natural features**
  - rivers, streams, ponds: None
  - species associations: None
- **Landuse/farm type**
  - primary, residential: Coppice woodland
  - other: Sub-station, residential and agribusiness
- **Woodlands**
  - type: Coppice/planation
  - species: Sweet chestnut, some oak
- **Tree Cover**
  - Coppice, hedge, hedgerow, scemece, mendicent
  - species: Variety
- **Field Boundaries**
  - Hedgerow, fence, staple fence, electric
  - species: Variety
- **Highways and footpaths**
  - Major road, railway, access:
    - A20 passes through southwest corner, with parking, and dumping on disused sections of road created by road improvements
  - Older features (such as tree lined lanes): Thick wooded edge to road
- **Built features**
  - Village, settlement, farm, church, coast line, housing:
    - Bungalow near road
  - urban edge, pyramids, mass, new housing
  - Disused road, sub station, glass house
- **Other features**
  - none

---

**ASHFORD LANDSCAPE CHARACTER ASSESSMENT**  
**FIELD STUDY SHEET 2**

**Reference: D42 contd**

**Brief summary description:**

Small parcel of sloping woodland between M20 and A20, at south western edge of study area with intact sweet chestnut coppice to north and considerable woodland clearance to south with sub-division and recent development including a sub station, a few houses and a plant nursery. The A20 here is characterised by the strong woodland edge and several sections of remnant disused road now used for parking and dumping.

**Visual context and unity**

- Assess the views, outlook, adjacent landscapes and overall unity of the landscape and note any detracting features and their significance.

- This is an interrupted landscape with woodland clearance and some development, and the M20 forming one boundary.

**Ecological integrity**

- How well does this area of countryside function as a habitat for wildlife?

- Extent of semi-natural habitat and patches
  - Over 50% remains as coppice woodland, remainder is sub divided with clearance

- Ecological corridors and networks
  - None

**Condition of heritage features**

- Assess current condition and make note of vulnerability to change.

- Tree Cover
  - Age structure: Mixed ages and good condition. Coppice has been managed
  - Condition: Good
  - Vulnerability: Poor

- Field Boundaries
  - Survival of historic field pattern and condition: N/a
  - Condition: Good
  - Vulnerability: Poor

- Other features
  - None
  - Condition: Good
  - Vulnerability: Poor

**Impact of built development**

- How well does modern development respect local vernacular, character and sense of place?

- Type
  - Sub station
  - Bungalow
  - Glass house

- Design
  - Generally well concealed by trees

- Extent
  - High

---
ASHFORD LANDSCAPE CHARACTER ASSESSMENT  FIELD STUDY SHEET 1

Survey Date: 8.03.05  Reference: TQ 998445  Location: D43 E of Hoad’s Wood  Surveyors: MG

Development Area: Sandyhurst

County Landscape Character Area: Hothfield Heathy Farmlands

Historic Landscape Character: 1.9 Small regular with straight boundaries

Boundaries: D42 to W, MA, railway and golf course (D38) to N, woodland of D49 and The Warren to E; D44 residential to S

TOPOGRAPHY

Dominant Landform Slopes south - north and towards centre

Views out Open/Restricted Restricted in all directions by trees

TREE COVER

Dominant Key visual elements Coppice woodland of varied age

Views within Filtered/open Filtered through trees

ENCLOSURE PATTERN

Insignificant Key visual elements Insignificant overall but small fenced section of young coppice

Pattern and Scale Small enclosure

SETTLEMENT & BUILT FEATURES

Unsettled Key visual elements Grabment

LANDUSE

Apparent Key visual elements Woodland Seasonal variation Deciduous trees

KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?

Natural features Rivers/ knolls/ ponds Small pond to N (seasonal?)

Tree Cover Age structure Mixed aged coppice plus standards Variable

Woodlands Coppice/plantation Coppice

Species associations Sweet chestnut, some oak, hawthorn, birch, scattered pine and fir in NW

Other features Pond

Tree Cover Groups/linear hedgerow, scattered/ shelterbelt

Field areas Mixed aged coppice plus standards

Woodland Coppice

Species Scattered pine and fir in NW

Highways and footpaths Major road/railway/local road/footpath/no public access

Other features (such as tree lined) None

Built features Village, settlement, homes/churches/roads

Impact of built development Type M20 noise

Silting Not visible

Design

Extent Moderate

Other features (such as moats) None

ASHFORD LANDSCAPE CHARACTER ASSESSMENT  FIELD STUDY SHEET 2

Reference: D43 contd

Brief summary description:

Small rectangular shaped parcel of steeply sloping mixed-age sweet chestnut coppice. Small enclosure of young (c. 10 yrs) coppice to S that appears actively managed. Majority of parcel contains older neglected chestnut coppice with oak and birch standards, cleared in patches leaving rotting stumps and deadwood. Small pond to the north, adjacent to the raised railway line, may be seasonal. Heavy pressure from recreational uses - dog walkers, bike trails and littering.

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

M20 noise apparent to N over railway. Some damage from recreational uses

Cannot be seen

Ecological integrity – how well does this area of countryside function as a habitat for wildlife?

Ecological corridors and networks Links well to surrounding woodland

High - but vulnerable

Condition of heritage features – assess current condition and make note of vulnerability to change

Tree Cover Age structure Mixed aged coppice plus standards Variable

Field boundaries Survival of historic field pattern and condition

Other features Pond

Impact of built development – how well does modern development respect local vernacular, character and sense of place

Type M20 noise

Silting Not visible

Design

Extent Moderate
Photograph locations/ direction
**Study Sector:** Sandyhurst [Map ref: TQ97443]

<table>
<thead>
<tr>
<th>County landscape Character Area:</th>
<th>Historic landscape type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hothfield Heathy Farmlands</td>
<td>V.6 Post 1810 settlement (general)</td>
</tr>
</tbody>
</table>

**Boundaries:**
D48 to the S, D42 & D43 to N, D49 & D45 to E

### SETTLEMENT & BUILT FEATURES

<table>
<thead>
<tr>
<th>Settlement/ Edge conditions</th>
<th>Survey Date: 26/09/05</th>
<th>Reference: D44</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Dominant Key visual elements</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Row of detached properties and bungalow fronting onto the dual carriageway</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### TOPOGRAPHY

<table>
<thead>
<tr>
<th>Apparent Landform</th>
<th>Gentle slope</th>
</tr>
</thead>
</table>

### TREE COVER

<table>
<thead>
<tr>
<th>Apparent Key visual elements</th>
<th>mature garden trees including horsechestnuts, silver birch, and ash</th>
</tr>
</thead>
</table>

### FORM & LAYOUT

<table>
<thead>
<tr>
<th>Linear</th>
</tr>
</thead>
</table>

### AGE & CONDITION

<table>
<thead>
<tr>
<th>Pre-war</th>
<th>Post-war</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960-70's</td>
<td>1980-1990's Recent</td>
</tr>
</tbody>
</table>

### KEY FEATURES

- in what way do the following contribute to the local distinctiveness of the settlement?

<table>
<thead>
<tr>
<th>Building style</th>
<th>Roof &amp; materials/ scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red brick, white and cream, pebbledash</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Scene</th>
<th>Frontage/ verge/ boundaries/ materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narrow grass verge with stone walls and close board fencing</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Edge condition</th>
<th>New housing N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic along the A20</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other features (include detractors)</th>
<th>N/A</th>
</tr>
</thead>
</table>

### PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible?

- Busy main road

---

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

Ribbon development at the fringe of a woodland overlooking a duelled section of the A20 leading into Ashford. The parcel is located on land falling from the west to east, with a woodland backdrop. Most houses post 1930, brick, painted render, some hung tile, early 20th century suburban vernacular. Large front gardens with shrubs, lawn, and some trees. A variety of edge treatments including: low ragstone walls, block retaining walls, timber picket, close boarded fence, mown verge and slip road with parking separated from the A20 by a further grass strip.

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

Street frontage faces south west over the A20. 8 dwellings read as a settlement isolated from nearby development.

| Settlement integrity/ edge condition – how well does the settlement hold together |
|----------------------------------------|-------------------------------|
| Extent of settlement | 6 dwellings in a line |
| Intact | Interrupted |
| Intact | Fragmented |

<table>
<thead>
<tr>
<th>intensity of built form and trend</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Condition of heritage features – assess current condition and make note of vulnerability to change</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCAL vernacular</td>
</tr>
<tr>
<td>Local vernacular materials used on half of the buildings.</td>
</tr>
<tr>
<td>Good</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tree Cover</th>
<th>Age structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>character derived from immediate backdrop of woodland on three sides.</td>
<td></td>
</tr>
<tr>
<td>Good</td>
<td>Variable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Field boundaries</th>
<th>survival of historic land pattern and condition N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>Variable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other features</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impact of built development – how well does modern development respect local vernacular, character and sense of place</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>type</th>
<th>sitting</th>
<th>Design</th>
<th>Extent</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>Moderate</td>
<td>Low</td>
<td></td>
</tr>
</tbody>
</table>
Survey Date: 5.11.04  Reference: D45  Location: The Warren  Surveyors: LH/MG

<table>
<thead>
<tr>
<th>Study Sector:</th>
<th>Kennington</th>
<th>(Map ref: TR001443)</th>
</tr>
</thead>
<tbody>
<tr>
<td>County Landscape Character Area:</td>
<td>Hollingbourne Vale</td>
<td></td>
</tr>
<tr>
<td>Historic Landscape type:</td>
<td>4.5 19th Century plantations</td>
<td></td>
</tr>
<tr>
<td>Boundaries:</td>
<td>Pasture of D46 to south; over M20 to golf course to north; urban edge to east; D43,44 to west</td>
<td></td>
</tr>
</tbody>
</table>

### TOPOGRAPHY
- **Dominant**
- **Apparent**
- **Insignificant**

<table>
<thead>
<tr>
<th>Landform</th>
<th>undulating, steep in places</th>
<th>Views out (long/non-restricted)</th>
<th>restricted in all directions</th>
</tr>
</thead>
</table>

### TREE COVER
- **Dominant**
- **Apparent**
- **Insignificant**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>woodland</th>
<th>Views within (tree/open/semi-restricted)</th>
<th>open in some glades</th>
</tr>
</thead>
</table>

### ENCLOSURE PATTERN
- **Dominant**
- **Apparent**
- **Insignificant**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Woodland – dog walking and biking</th>
</tr>
</thead>
</table>

### SETTLEMENT & BUILT FEATURES
- **Dominant**
- **Apparent**
- **Insignificant**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>railway, M20</th>
</tr>
</thead>
</table>

### LANDUSE
- **Dominant**
- **Apparent**
- **Insignificant**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Seasonal variation</th>
</tr>
</thead>
</table>

### KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?

<table>
<thead>
<tr>
<th>Natural features</th>
<th>species associations</th>
</tr>
</thead>
<tbody>
<tr>
<td>rivers/ponds</td>
<td>Distinctive land form</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Woodlands</th>
<th>species</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oak/birch woodland, some oak coppice</td>
<td>Oak, birch, hawthorn, cherry, bracken in glades</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tree cover</th>
<th>species</th>
</tr>
</thead>
<tbody>
<tr>
<td>groups/trees/scattered/shelterbelt</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Field boundaries</th>
<th>species</th>
</tr>
</thead>
<tbody>
<tr>
<td>hedges/chains/stock fence/electric</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Highways and footpaths</th>
<th>species</th>
</tr>
</thead>
<tbody>
<tr>
<td>major roads/railway/local roads/footpath/no public access network of footpaths and off-road cycle tracks</td>
<td>Other features (such as tree-lined lanes)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Built features</th>
<th>species</th>
</tr>
</thead>
<tbody>
<tr>
<td>villages/settlements/tombs/churches/oasis</td>
<td>Urban edge/pyramids/masts/new housing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other features</th>
<th>(such as moats)</th>
</tr>
</thead>
</table>

---

**Brief summary description:**


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

M20 and railway cut through parcel, but majority intact. Central car park. Some detracting features noted.

**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
- **Intensity of land use and habitat trend**: Low, recreational pressure

### Condition of heritage features – assess current condition and make note of vulnerability to change

<table>
<thead>
<tr>
<th>Tree Cover</th>
<th>Age structure</th>
<th>Condition of heritage features</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>mature</td>
<td>-- assessment current condition and make note of vulnerability to change</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Field Boundaries</th>
<th>Survival of historic field pattern and condition</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Good</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other features</th>
<th>Condition of heritage features</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Good</td>
</tr>
</tbody>
</table>

### Impact of built development – how well does modern development respect local vernacular, character and sense of place

<table>
<thead>
<tr>
<th>Type</th>
<th>Siting</th>
<th>Design</th>
<th>Extent</th>
</tr>
</thead>
<tbody>
<tr>
<td>M20</td>
<td>On embankment</td>
<td>In cutting</td>
<td>High</td>
</tr>
<tr>
<td>Railway</td>
<td>In cutting</td>
<td></td>
<td>Moderate</td>
</tr>
</tbody>
</table>

---

D45 The Warren
Photograph locations/ direction
**ASHFORD LANDSCAPE CHARACTER ASSESSMENT**

**FIELD STUDY SHEET 1**

Survey Date: 5.11.04  
Reference: D46  
Location: South of The Warren  
Surveyors: LH/MG

<table>
<thead>
<tr>
<th>Study Sector</th>
<th>Kennington</th>
<th>(Map ref: TR003439)</th>
</tr>
</thead>
<tbody>
<tr>
<td>County Landscape Character Area</td>
<td>Hooingbourne Vale</td>
<td></td>
</tr>
<tr>
<td>Historic Landscape Type</td>
<td>I.9 small regular with straight boundaries</td>
<td></td>
</tr>
<tr>
<td>Boundaries</td>
<td>Woodland of The Warren to north; M20 to east; A20 to south; A28 to west</td>
<td></td>
</tr>
</tbody>
</table>

### TOPOGRAPHY

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landform</td>
<td>Views out (long/short/restricted) restricted by roads on embankments and wood</td>
<td></td>
</tr>
</tbody>
</table>

### TREE COVER

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Tree-lined lane, wood, planted rail and road embankments</td>
<td></td>
</tr>
<tr>
<td>Views within (filtered/open/restricted)</td>
<td>Filtered</td>
<td></td>
</tr>
</tbody>
</table>

### ENCLOSURE PATTERN

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Gappy, overgrown hedges, stock fencing</td>
<td></td>
</tr>
<tr>
<td>Pattern and scale</td>
<td>Small scale</td>
<td></td>
</tr>
</tbody>
</table>

### SETTLEMENT & BUILT FEATURES

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Pattern</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### LANDUSE

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Neglected pasture and horse grazing</td>
<td></td>
</tr>
<tr>
<td>Seasonal variation</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### KEY CHARACTERISTICS

- Natural features: Rivers/knolls/ponds, Species associations
- Woodlands: Coppice/plantation
- Tree cover: Groups/meda/hedgegrow/scarified/shelterbelt
- Field boundaries: Hedgerow/trench/stock/trench/electric
- Highways and footpaths: Major road/railway/local road/footpath/no public access
- Built features: Villages/settlement/farms/churches/oasis
- Other features: (such as moats)

---

**ASHFORD LANDSCAPE CHARACTER ASSESSMENT**

**FIELD STUDY SHEET 2**

Reference: D46 ctd.

**Brief summary description:**
Rural relic surrounded on three sides by M20 and trunk roads, and by strong wood to north. Flat rough pasture, winding tree-lined country lane, regenerating scrub and horse grazing. Railway bisects parcel to west.

**Visual context and unity – assess the view, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance**

<table>
<thead>
<tr>
<th>Roads and railway</th>
<th>high noise</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ecological integrity</td>
<td>how well does this area of countryside function as a habitat for wildlife?</td>
</tr>
<tr>
<td>Extent of semi-natural habitat and patches</td>
<td>ungrazed pasture to east</td>
</tr>
<tr>
<td>Ecological corridors and networks</td>
<td>Lane, hedges and wood edge</td>
</tr>
<tr>
<td>High</td>
<td>Moderate +</td>
</tr>
<tr>
<td>Low</td>
<td></td>
</tr>
</tbody>
</table>

**Ecological integrity – how well does this area of countryside function as a habitat for wildlife?**

<table>
<thead>
<tr>
<th>Intensity of land use and habitat trend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
</tr>
</tbody>
</table>

**Condition of heritage features – assess current condition and make note of vulnerability to change**

<table>
<thead>
<tr>
<th>Tree Cover</th>
<th>Age structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mature hedgerows and younger regeneration, new planting on embankments</td>
<td></td>
</tr>
<tr>
<td>Good</td>
<td>Variable</td>
</tr>
<tr>
<td>Field boundaries</td>
<td>Survival of historic field pattern and condition</td>
</tr>
<tr>
<td>Intact</td>
<td>Good</td>
</tr>
<tr>
<td>Other features</td>
<td></td>
</tr>
<tr>
<td>Good</td>
<td>Variable</td>
</tr>
</tbody>
</table>

**Impact of built development – how well does modern development respect local vernacular, character and sense of place**

<table>
<thead>
<tr>
<th>Type</th>
<th>Siting</th>
<th>Design</th>
<th>Extent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads on three sides, railway</td>
<td>On embankment</td>
<td>New planting will screen more as it matures</td>
<td></td>
</tr>
<tr>
<td>Moderate +</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**D46 South of The Warren**
**Development Area:** Sandyhurst

**County Landscape Character Area:** Hothfield Healthy Farmlands

**Historic Landscape Type:** 4.4 Pre 19th-century coppices

**Boundaries:** Ashford housing to E, DU4, DJ5 to N, DJ6 to NW / woodland G4 and G5 to SW / G7 to S

**TOPOGRAPHY**
- **Dominant Insignificant**
  - Long-term, variable, undulating in places
  - Views out (long/short/restricted)
  - Long views from top of CTRL, cutting to the S

**TREE COVER**
- **Dominant Insignificant**
  - Key visual elements
  - Rotational coppice
  - Some old coppice banks remain, but neglected
  - Open across young coppice, framed by older coppice, restricted in dense coppice

**ENCLOSURE PATTERN**
- **Dominant Insignificant Unenclosed**
  - Key visual elements
  - New housing to E, CTRL to S, A20 to N
  - Open

**SETTLEMENT & BUILT FEATURES**
- **Dominant Insignificant Unsettled**
  - Key visual elements
  - Coppice managed on rotation, Recreation with interpretation boards
  - Seasonal variation
  - Deciduous

**LANDUSE**
- **Dominant Insignificant**
  - SW coppice planted 1860, varying ages, some less than 10 years old; mature elsewhere.
  - Varied aged coppice, some open glades – herb rich.

**KEY CHARACTERISTICS** – in what way do the following contribute to local distinctiveness?

<table>
<thead>
<tr>
<th>Natural features</th>
<th>Key visual elements</th>
<th>Species associations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Landuse/farm type</strong></td>
<td>Primary</td>
<td>Recreation</td>
</tr>
<tr>
<td>Rotational coppice</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

** Brieff summary description:**
A sprawling parcel of mainly sweet chestnut plantation, which appears actively managed in rotation. Some stands are less than 10 years old. There is open access for public recreation to E, with interpretation boards (photographed), in conjunction with the Forestry Commission. The parcel is heavily-impacted on three sides by the A20 to N boundary, new housing to E (with new native planting) and the CTRL bisecting the S section (with grass embankment and new planting). Some recreational impacts evident. Godinton Lane bisects North-South and is sunken in places. W section of woodland has no public access and has more variable mature species.

**Visual context and unity – assess the views, outlook, adjacent landscapes and overall unity of the landscape and note any detracting features and their significance:**
- CTRL bisects S, housing encroaches to E, A20 to N boundary, Rotational coppice of mixed ages. Some evidence of fires, informal play and dog walking.
- Ecological corridors and networks
- CTRL grassland embankment and new planting. Linking woodland.
- High but fragmented. Good for invertebrates. Moderate
- Local

**Ecological integrity – how well does this area of countryside function as a habitat for wildlife?**
- Moderate
- Low

**Condition of heritage features – assess current condition and make note of vulnerability to change:**
- Tree Cover
  - Age structure
  - Varied, some mature, some young.
  - Good
  - Poor

**Field Boundaries**
- Survival of historic field pattern and condition
- Old banks, coppice stools, some fencing.
- Good
- Poor

**Other features**
- Godinton Lane is sunken
- Good
- Poor

**Impact of built development – how well does modern development respect local vernacular, character and sense of place:**
- CTRL
  - Biscets to S
  - Encroaches on E
  - N boundary

<table>
<thead>
<tr>
<th>Other features</th>
<th>Habitats</th>
<th>Noise and visual impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>(such as moats)</td>
<td>Habitat of the rare pearl-bordered fritillary butterfly. Footbridge links woodland over the CTRL.</td>
<td>High</td>
</tr>
</tbody>
</table>

---

**FIELD STUDY SHEET 2**

**Reference:** D48
Photograph locations/ direction
### Study Sector:

- **Godinton**
  - (Map Ref: TQ970447)

### County Landscape Character Area:

- **Hothfield Heathy Farmlands**

### Historic Landscape type:

- **4B**

### Boundaries:

- Woodland 1A4E to N, E and S, 1/2 acre to W.

### TOPOGRAPHY

- **Dominant**
  - **Apparent**
  - **Insignificant**

- **View out** (long, non-restricted)

### TREE COVER

- **Dominant**
  - **Apparent**
  - **Insignificant**

- **Key visual elements**
  - **Coppice**

- **View in** (in places)

### ENCLOSURE PATTERN

- **Dominant**
  - **Apparent**
  - **Insignificant**

- **Unenclosed**

- **View around**

### SETTLEMENT & BUILT FEATURES

- **Dominant**
  - **Apparent**
  - **Insignificant**

- **Unenclosed**

- **CTRL bisects to SW**

### LANDUSE

- **Dominant**
  - **Apparent**
  - **Insignificant**

- **Managed coppice**

- **Standards**

### KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?

#### Natural features

- **Key/known ponds**
  - Pond on OS map - private

#### Landuse/farm type

- **Managed coppice**

#### Woodlands

- **Coppice**
  - Sweet chestnut coppice – varied ages, mature planting associated with CTRL

#### Tree Cover

- **Groups, lines, hedgerow, scotched/hedgerow, shrubbery, hedge**

#### Field boundaries

- **Meadow, hedges, wood, woods**
  - Mature standards along road – formerly laid

#### Highways and footpaths

- **Major roads, railway, local roads, footpath, no public access**

#### Built features

- **Villas, settlements, homes, churches, roads**
  - CTRL on embankment with bridge to SW, isolated property in woodland with gardens.

### Impact of built development – how well does modern development respect local vernacular, character and sense of place

- **CTRL and bridge**
  - Property in woodland

### Condition of heritage features – assess current condition and make note of vulnerability to change

<table>
<thead>
<tr>
<th>Tree Cover</th>
<th>Age structure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Good</strong> COPPICE</td>
<td>Young, mixed (less than 20 yrs), some mature standards, new planting in places</td>
</tr>
</tbody>
</table>

### Ecological integrity – how well does this area of countryside function as a habitat for wildlife?

- **Extents of semi-natural habitat and networks**
  - Dense coppice to W. Standards. Small grassland area and native planting.

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

- **Structural and visual impact**
  - CTRL has locally high impact

### Intensity of land use and habitat trend

- **Low, no evident of current activity**

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

- **Closed**
  - CTRL has locally high impact

### Intensity of land use and habitat trend

- **Low, no evident of current activity**

### Extents of semi-natural habitat and networks

- **Surrounded by woodland of D48 on 3 sides and has linking streams.**

### Ecological corridors and networks

- **High**
  - Moderate
  - Low

### Intensity of land use and habitat trend

- **Low, no evident of current activity**

### 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

- **CTRL and bridge**
  - Property in woodland

### Extent

- **High**
  - CTRL has locally high impact
  - Moderate
  - Low

### Design

- **Screened by copse**

### Type

- **CTRL and bridge**
  - Property in woodland

### Siting

- **On embankment**

### Surveyors:

- **G3**
  - Potter’s Corner Wood

### Reference:

- **G3**

---

**Brief summary description:**

A small teardrop-shaped parcel, of mainly young sweet chestnut coppice, of varying age stands. Some mature standards. The parcel is impacted by the noise and sound of the CTRL embankment to the SW. Associated new planting in this area will mature to provide a screen. There is one isolated house with gardens in a woodland clearing. The parcel slopes gently towards the W, which is apparent in places. The rides through this wood have a species-rich herb layer. Trees in the E boundary along the lane were formerly laid.

**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 CTRL which is prominent, plus there is a clearing in the woods for a house and garden. The remaining woodland fragments are intact.

**Extent of semi-natural habitat and networks**

- Dense coppice to W. Standards. Small grassland area and native planting.

**Ecological integrity – how well does this area of countryside function as a habitat for wildlife?**

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

**Intesity of land use and habitat trend**

- Low, no evident of current activity.

**Condition of heritage features – assess current condition and make note of vulnerability to change**

**Tree Cover**

- **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**

- **CTRL and bridge**
  - Property in woodland

**Siting**

- **On embankment**

**Design**

- **Screened by copse**

**Extent**

- **High**
  - CTRL has locally high impact
  - Moderate
  - Low
Photograph locations/ direction
**ASHFORD LANDSCAPE CHARACTER ASSESSMENT**

**FIELD STUDY SHEET 1**

**Survey Date:** 12.7.05  **Reference:** G4  **Location:** Ladys Weir  **Surveyors:** AM/MG/HM

<table>
<thead>
<tr>
<th>Study Sector:</th>
<th>Godinton</th>
<th>(Map ref: TQ998447)</th>
</tr>
</thead>
<tbody>
<tr>
<td>County landscape Character Area:</td>
<td>Hothfield Heaty Farmland</td>
<td></td>
</tr>
<tr>
<td>Historic Landscape Type:</td>
<td>7.2 Valley floor woodland</td>
<td></td>
</tr>
<tr>
<td>Boundaries:</td>
<td>Ln56, arable to N, G5, D48 woodland and G8 arable to S.</td>
<td></td>
</tr>
</tbody>
</table>

**TOPOGRAPHY**

<table>
<thead>
<tr>
<th>Dominant Landform</th>
<th>Valley floor woodland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apparent Views out</td>
<td>Long/long/restricted from edges, long glimpses north.</td>
</tr>
<tr>
<td>Insignificant</td>
<td></td>
</tr>
</tbody>
</table>

**TREE COVER**

<table>
<thead>
<tr>
<th>Dominant Key visual elements</th>
<th>Broadleaf/shrub/needle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apparent Views within</td>
<td>Restricted</td>
</tr>
<tr>
<td>Insignificant</td>
<td></td>
</tr>
</tbody>
</table>

**ENCLOSURE PATTERN**

<table>
<thead>
<tr>
<th>Dominant Pattern and scale</th>
<th>A weir is shown on OS map, No public access.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apparent Key visual elements</td>
<td>Time</td>
</tr>
<tr>
<td>Insignificant</td>
<td></td>
</tr>
</tbody>
</table>

**SETTLEMENT & BUILT FEATURES**

<table>
<thead>
<tr>
<th>Dominant Key visual elements</th>
<th>A weir is shown on OS map is inaccessible.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apparent Pattern and scale</td>
<td>Time</td>
</tr>
<tr>
<td>Insignificant</td>
<td></td>
</tr>
</tbody>
</table>

**LANDUSE**

<table>
<thead>
<tr>
<th>Dominant Key visual elements</th>
<th>Seasonal variation Deciduous, likely to flood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apparent</td>
<td></td>
</tr>
<tr>
<td>Insignificant</td>
<td></td>
</tr>
</tbody>
</table>

**KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?**

**Natural features**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Streams from north and east</th>
</tr>
</thead>
<tbody>
<tr>
<td>Species associations</td>
<td>Nettle, yellow flag, willowherb, white willow, alder</td>
</tr>
</tbody>
</table>

**Landuse/farm type**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Primary Unmanaged. Evidence of shooting, game hunting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Species</td>
<td>Alder</td>
</tr>
</tbody>
</table>

**Woodlands**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Coppice/plantation Wet woodland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Species</td>
<td>Willow, alder, oak, sweet chestnut, poplar</td>
</tr>
</tbody>
</table>

**Tree cover**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Groups/med/med/wood/med/med/database</th>
</tr>
</thead>
<tbody>
<tr>
<td>Species</td>
<td>N/a</td>
</tr>
</tbody>
</table>

**Field boundaries**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Hedges/ditches/stock fence/electric fence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Species</td>
<td>N/a</td>
</tr>
</tbody>
</table>

**Highways and footpaths**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Major road/road/footpath/from/towards/any public access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other features</td>
<td>i.e. Turnpike/lanes</td>
</tr>
</tbody>
</table>

**Built features**

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Villages/settlements/roads/bridges/boats</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other features</td>
<td>Weir on OS map</td>
</tr>
</tbody>
</table>

**Other features (such as moats)**

---

**ASHFORD LANDSCAPE CHARACTER ASSESSMENT**

**FIELD STUDY SHEET 2**

**Reference:** G4

**Brief summary description:**

L shaped parcel of valley floor wet woodland enclosing a number of streams. Links to lake of G9 to west and to surrounding woodland to S and E. Bordered elsewhere by arable land. Noise from transport corridors in north evident. Weir indicated on OS map is inaccessible.

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

<table>
<thead>
<tr>
<th>Intact</th>
<th>Interrupted</th>
<th>Fragmented</th>
</tr>
</thead>
</table>

**Ecological integrity – how well does this area of countryside function as a habitat for wildlife?**

<table>
<thead>
<tr>
<th>Extent of semi-natural habitat and patches</th>
<th>Continuous wet woodland Possible runoff from arable crop (D36) but good buffer strip.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ecological corridors and networks</td>
<td>Streams linking lake of G9. Linking woodland to S and E</td>
</tr>
<tr>
<td>High</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

**Intensity of land use and habitat trend**

<table>
<thead>
<tr>
<th>Condition of heritage features – assess current condition and make note of vulnerability to change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tree Cover</td>
</tr>
<tr>
<td>Field Boundaries</td>
</tr>
<tr>
<td>Other features</td>
</tr>
</tbody>
</table>

**Impact of built development – how well does modern development respect local vernacular, character and sense of place**

<table>
<thead>
<tr>
<th>Type</th>
<th>Sitting</th>
<th>Design</th>
<th>Extent</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Moderate</td>
<td>Low</td>
<td></td>
</tr>
</tbody>
</table>
Photograph locations/ direction
**G5 West of Marble Wood**

**Field Study Sheet 1**

**Date:** 12/07/05  
**Reference:** G5  
**Location:** West of Marble Wood  
**Surveys:** am, mg, h

### Study Sector:
Godinton  
(Map ref: TQ982445)

### County Landscape Character Area:
Hothfield Heathy Farmlands

### Historic Landscape Type:
4.3 Other pre-1810 woodland

### Boundaries:
G4 woodland to N, G8 to W, woodland of G6 and G7 to S, D48 to W

<table>
<thead>
<tr>
<th>TOPOGRAPHY</th>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landform</td>
<td>Wetland to N</td>
<td>Views out (long/short/restricted)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TREE COVER</th>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Mature coppice</td>
<td>Views within (visible/hidden/open/restricted)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ENCLOSURE PATTERN</th>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Hazel coppice to E boundary with G7</td>
<td>Pattern and scale</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SETTLEMENT &amp; BUILT FEATURES</th>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Pollard</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LANDUSE</th>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Coppice - unmanaged</td>
<td>Seasonal variation</td>
<td>Deciduous trees</td>
</tr>
</tbody>
</table>

### Key Characteristics
- **Natural features**
  - rivers/ponds: Wet stream to N
  - species associations: Iris, meadowsweet

- **Landuse/farm type**
  - Primary

- **Woodlands**
  - Coppice/plantation: Mature coppice
  - species: Alder, sweet chestnut, hornbeam, Understorey of hazel, ash, elder, hawthorn, bracken, dog rose

- **Tree cover**
  - Groups/linear/hedgerow/scattered/shelterbelt

- **Field boundaries**
  - Slightly raised hazel coppice bank to E. Poor fence to NE

- **Highways and footpaths**
  - Major road/railway/local road/footpath/no public access
  - Other features: [specify other features]

- **Built features**
  - [specify built features]

### Field Study Sheet 2

**Reference:** G5

**Brief summary description:**
A small damp woodland of mixed over-mature coppice, currently unmanaged and dominated by alder to NW, with some hornbeam and sweet chestnut. A good amount of regeneration. The woods is wetter to the N, due to a seasonal stream. There is a section of slightly raised coppice bank to the SE.

**Visual context and unity**
- Assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance

### Ecological integrity
- how well does this area of countryside function as a habitat for wildlife?

- extent of semi-natural habitat and patches
  - Continuous woodland coppice, wetter to NW

- ecological corridors and networks
  - Woodland with links to G6 to the S and G4/D48 to the N.

### Intensity of land use and habitat trend
- Unmanaged coppice - over mature

**Condition of heritage features**
- assess current condition and make note of vulnerability to change

- **Tree Cover**
  - Age structure: Mature coppice, good regeneration

- **Field Boundaries**
  - Survive historic field pattern and condition
  - Hazel coppice bank to SE.

- **Other features**
  - [specify other features]

**Impact of built development**
- how well does modern development respect local vernacular, character and sense of place

- **Type**
  - Siting
  - Design
  - Extent

- [specify type, siting, design, extent]

- **High**
  - Moderate
  - Low
Photograph locations/ direction
ASHFORD LANDSCAPE CHARACTER ASSESSMENT
FIELD STUDY SHEET 1

Survey Date: 12.7.05  Location: Pigsbrook Wood  Surveyors: AM/MG/HA

Study Sector: Godinton  [Map ref. TQ982443]

County landscape Character Area: Hothfield Heathy Farmlands

Historic Landscape Type: 4.8

Boundaries: Arable of G7 to E, G6 to W and G10 to S. Woodland of G5 to N

TOPOGRAPHY
Dominant Apparent Insignificant
Landform
Slight rise to W
Views out (long/short/ restricted)
Restricted, some short over arable

TREE COVER
Dominant Apparent Insignificant
Key visual elements
In south, cleared in north
Views within (filtered/framed/open/restricted)
Restricted

ENCLOSURE PATTERN
Dominant Apparent Insignificant
Key visual elements
Hazel coppice to NE boundary
Pattern and scale

SETTLEMENT & BUILT FEATURES
Dominant Apparent Insignificant
Unsettled
Key visual elements
Pattern

LANDUSE
Dominant Apparent Insignificant
Key visual elements
Woodland
Seasonal variation
Deciduous

KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?

Natural features
Stream/riparian zones
Species associations

Land use/farm type
Primary
Woodland. North part is managed by Forest Enterprise
Other

Woodlands
Coppice/plantation
Over mature/neglected coppice, Some clearance
Species
Oak, ash, sycamore, larch, hornbeam, hazel. Ancient woodland indicators, bluebell

Tree cover
Groups/linear/hedgerow/scattered/shelterbelt
Species

Field boundaries
Hedges/ancient/stockfence/electric
Stock fence to SE
Species

Highways and footpaths
Major road/railway/local road/footpath/no public access
Bisected by Godinton lane
Other features (such as tree-lined lanes)

Build features
Villages/settlements/farms/churches/oasis
Urban edge/pylons/masts/new housing

Other features
(such as masts)

---

ASHFORD LANDSCAPE CHARACTER ASSESSMENT
FIELD STUDY SHEET 2

Reference: G6

Brief summary description:
Small woodland with slight rise to west. Bisected by local road lane from E to W. Mixed woodland with varied age structure and species composition. Good field layer. Notable clearance to north by Forest Enterprise threatens integrity of woodlands

Visual context and unity – assess the views, outlook, adjacent land uses and overall unity of the landscape and note any distracting features and their significance

by lane and clearance
Inconsistent structure and and density
Contact Interrupted

Ecological integrity – how well does this area of countryside function as a habitat for wildlife?

Extent of semi-natural habitat and patches
Mixed woodland, varying age structure, Open canopy

Ecological corridors and networks
Linked to continuous woodland. Good hedgerows in E and W

High
Moderate
Low

Condition of heritage features – assess current condition and make note of vulnerability to change

Tree Cover
Age structure
Variable, good regeneration
Good

Field boundaries
Survival of historic field pattern and condition
Good

Other features
Good

Impact of built development – how well does modern development respect local vernacular, character and sense of place

Type
Siting
Design
Extent
High
Moderate
Low

---

G6 Pigsbrook Wood
# ASHFORD LANDSCAPE CHARACTER ASSESSMENT

## FIELD STUDY SHEET 1

### Survey Date: 14/7/05  Reference: G7  Location: Godinton Lane  Surveyors: MG + AM

<table>
<thead>
<tr>
<th>Study Sector:</th>
<th>Godinton [Map ref. TQ964443]</th>
</tr>
</thead>
<tbody>
<tr>
<td>County Landscape Character Area:</td>
<td>Hothfield Heathy Farmlands</td>
</tr>
<tr>
<td>Historic Landscape Type:</td>
<td>1.9</td>
</tr>
<tr>
<td>Boundaries:</td>
<td>G10 to south; Godinton House (parkland + plantations) N,E,W – various woodland types</td>
</tr>
</tbody>
</table>

### TOPOGRAPHY

<table>
<thead>
<tr>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landform: very slight rise to south</td>
</tr>
<tr>
<td>Views out: long/monotonic/restricted</td>
</tr>
<tr>
<td>Restricted in all directions by woodland</td>
</tr>
</tbody>
</table>

### TREE COVER

<table>
<thead>
<tr>
<th>Apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements: woodland boundary of mature trees</td>
</tr>
<tr>
<td>Views within: mature hedgerows with scattered trees</td>
</tr>
</tbody>
</table>

### ENCLOSURE PATTERN

<table>
<thead>
<tr>
<th>Dominant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements: boundary woodlands + hedgerows along lane</td>
</tr>
<tr>
<td>Pattern and scale: unenclosed</td>
</tr>
</tbody>
</table>

### SETTLEMENT & BUILT FEATURES

<table>
<thead>
<tr>
<th>Apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements: Pasture to south, Arable to north</td>
</tr>
<tr>
<td>Pattern: small to medium</td>
</tr>
</tbody>
</table>

### LANDUSE

<table>
<thead>
<tr>
<th>Apparent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements: Pasture to south, Arable to north</td>
</tr>
<tr>
<td>Seasonal variation:</td>
</tr>
</tbody>
</table>

### KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness? |

**Natural features**

- Rivers/knolls/ponds: |
- Species associations: |

**Landuse/farm type**

- Primary: Pasture south section – cattle grazed pasture/landuse, Arable north section - arable |
- Other: |

**Woodlands**

- Coppice/planation: |
- Species: |

**Tree cover**

- Groups, rows/scattered: (south) |
- Hedgerow trees scattered along lane |
- Scattered new planting in southern section and in south parcel |
- Species: oak, sycamore, chestnut, ash, hawthorn, elm, yew, field maple |

**Field boundaries**

- Hedges, fences, hedges/stock fence/electric N,S: woodland edge to all boundaries except lane |
- Lane: hedge/hedgerow trees and stock fencing |
- Species: mature oak/ash along lane |
- Hedge mainly hazel/elder on lane |

**Highways and footpaths**

- Local Godinton Lane bisects parcel |
- Other features: (such as tree-lined lanes) |

**Built features**

- Elements: (south) |
- CTRL embankment NE boundary |
- Other features: (such as moats) |

### G7 Godinton Lane

---

# ASHFORD LANDSCAPE CHARACTER ASSESSMENT

## FIELD STUDY SHEET 2

### Reference: G7 continued

**Brief summary description:** Small to medium sized parcel with largely flat topography bisected by Godinton Lane (E-W). Arable to north, pasture to south of lane with scattered new native parkland planting. Parcel enclosed on all sides by nature deciduous woodland. Continuous hedgerow along Godinton Lane with mature hedgerow trees. CTRL impacts to NE corner. An overall sense of wooded enclosure.

**Visual context and unity – assess the views, outlook, adjacent landscapes and overall unity of the landscape and note any detracting features and their significance**

- NPS sections are separately intact |
- Intact: |

**Ecological integrity – how well does this area of countryside function as a habitat for wildlife?**

- Extent of semi-natural habitat & patches: Boundary woodlands – mature. Young planting in pasture to south will mature |
- Ecological corridors & networks: Linked boundary woodland, continuous hedgerow with mature trees along both side of lane |
- Ecological Value: Moderate – plus with surrounding areas of high ecological integrity |

**Condition of heritage features – assess current condition and make note of vulnerability to change**

- Tree Cover: Age structure: Mature woodland boundaries plus mature hedgerow trees on lane, scattered new planting in south pasture. |
- Good: |

- Field Boundaries: Survival of historic field pattern and contrast with continuous hedgerow, looks managed, no gaps |
- Good: |

**Other features**

- Good: Variable |

**Impact of built development – how well does modern development respect local vernacular, character and sense of place**

- Type: CTRL |
- CTRL: NE boundary |
- Elevate on embankment: Low |

---
### Study Sector:
- **Godinton**
  (Map ref: TQ979445)

### County Landscape Character Area:
- **Hothfield Heathy Farmlands**

### Historic Landscape Type:
- 7.7

### Boundaries:
- D36 to N, G20 to W, G8 to S, G4 to E.

### TOPOGRAPHY

<table>
<thead>
<tr>
<th>Landform</th>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Views out (long/short/restricted)</td>
<td>Arable of G8 to S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arable of G8 to S</td>
<td>Framed by woodland</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### TREE COVER

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scattered mature oaks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Views within (screened/open/restricted)</td>
<td>Framed by woodland</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ENCLOSURE PATTERN

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pattern and scale</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### SETTLEMENT & BUILT FEATURES

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pattern</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### LANDUSE

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Created lake, currently use unknown.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seasonal variation</td>
<td>Fishing?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?

#### Natural features
- East to West: pond
- Lake – but man-made, with water flowing East to West. Gentle slopes.

#### Species associations
- Fringing vegetation: rushes, reedmace, yellow flag, nettles, tall herbs

#### Woodylands
- Coppice/plantation

#### Species
- Oak, ash, horse chestnut, some alder regeneration, crack willow

#### Field boundaries
- Hedges/ditches/moors/electric
- Approx 4 metre fringing vegetation between lake and adjacent arable crop

#### Other features
- Dam/sluice

#### Impact of built development – how well does modern development respect local vernacular, character and sense of place?

<table>
<thead>
<tr>
<th>Type</th>
<th>Design</th>
<th>Extent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dam/sluice</td>
<td>Concrete construction with rustic sluice 'wheel'</td>
<td>Visible from road, but not visually detracting</td>
</tr>
</tbody>
</table>

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

The concrete dam construction with waterfall to W is visible from the road, with some rubbish in the stream to the W. The stream and lake look managed.

#### Ecological integrity – how well does this area of countryside function as a habitat for wildlife?

- Extent of semi-natural habitat and patches
- Lake – fed by streams and with fringing vegetation of reeds with some scrub and trees.

#### Intensity of land use and habitat trend
- Unclear

#### Condition of heritage features – assess current condition and make note of vulnerability to change

<table>
<thead>
<tr>
<th>Tree Cover</th>
<th>Age structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mature oak etc., young alder and willow</td>
<td>Good</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Field boundaries</th>
<th>Survival of historic field pattern and condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>Variable</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other features</th>
<th>Impact of built development – how well does modern development respect local vernacular, character and sense of place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>Good</td>
</tr>
</tbody>
</table>

#### Brief summary description:
A small, medium-size lake, in a long thin shape, framed by a block of mature trees. The E boundary comprises wet woodland of G4. The S boundary outlook is towards sloping arable farmland with a thin buffer of vegetation. There is some wetland scrub to the NW. The lake is fed by streams flowing from E to W, controlled by a man-made concrete dam and rustic sluice. This creates a waterfall with a fall of approx 2 to 3 metres. The land use is unclear and there is no public access. The lakeside comprises fringing emergent vegetation, especially to the N. A small coppice forms the SW corner adjoining G8.
Hothfield Heathy Farmlands

HHF5: Godinton Park
**G8 West of Godinton Plantation**

### Field Study Sheet 1

**Date:** 12/07/05  
**Reference:** G8  
**Location:** West of Godinton Plantation  
**Surveyors:** am, mg, h

### Study Sector: Godinton

<table>
<thead>
<tr>
<th>County Landscape Character Area:</th>
<th>Northfield Healthy Farmlands</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Landscape Type:</td>
<td>1.7 small regular shape enclosure with straight boundaries</td>
</tr>
</tbody>
</table>

**Boundaries:**
- G20 to S and W, G10 to Se, G9 and G4 to N, G5 and G6 to NE.

### TOPOGRAPHY

- **Dominant Apparent Insignificant**  
  Views out long/monorestricted  
  Long from N field towards lake and North Downs, restricted from S by high hedgerows and wooded boundaries.

### TREE COVER

- **Key visual elements:**  
  A1 boundaries and thin strip to NW  
  Varies within planting/semi-natural/managed. Framed by boundary woods. Some distant views to North Downs from the north field.

### ENCLOSURE PATTERN

- **Key visual elements:**  
  Boundary woodland and hedgerow along lane  
  Varies within planting/semi-natural/managed. Framed by boundary woods. Some distant views to North Downs from the north field.

### SETTLEMENT & BUILT FEATURES

- **Key visual elements:**  
  Farmhouse to SW corner  
  Varies within planting/semi-natural/managed. Framed by boundary woods. Some distant views to North Downs from the north field.

### LANDUSE

- **Key visual elements:**  
  Arable crop  
  Varies within planting/semi-natural/managed. Framed by boundary woods. Some distant views to North Downs from the north field.

### Key Characteristics – In what way do the following contribute to local distinctiveness?

**Natural features**:  
- Kreys/knobs/ponds: Stream to NW boundary, man-made bank to W edge  
- Species associations: Covered by mature canopy

**Landuse/farm type**:  
- Primary: Arable crops, different in each field

**Woodlands**:  
- Coppice/position: Thin strip of woodland to NW boundary  
- Species: Lime, yew, hawthorn, elm, sycamore, ash, oak, sweet chestnut

**Tree cover**:  
- Groups/individuals/semi-natural/broadleaved  
- Few scattered trees to north field, plus a group of yew

**Field boundaries**:  
- Hedgerow/hedge/stock/riser/stocking/electric  
- Lane to W has a high continuous mixed native hedgerow and a wide fall grass verge. Low verge with new hedge planting to N field

**Highways and footpaths**:  
- Major road/local road/local road/footpath/bricks: Along W edge of southern section, plus Godinton Lane bisects the parcel E-W

**Built features**:  
- Villages/settlements/roads/churches/chasis  
- One isolated house to SW

**Other features** (such as masts):

### Brief summary description:

A small to medium size parcel, of largely flat land, split into two distinct sections, bisected by Godinton Lane. There is a strong, continuous high hedgerow along the south side of the lane. There are arable crops to the south. There is an isolated house in the SW corner, enclosed by hedgerows and trees. A different arable crop is planted in the N field, which also contains several scattered mature trees. The N field slopes gently N, towards a lake and trees. There are long views to the North Downs, rising above the trees beyond the far boundary. There is a small strip of woodland to the NW, with a stream along its boundary.

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

Overall, an intact landscape with two distinct and separated characters to the N and S parcels. The N is an open landscape of arable field with long views to the North Downs, framed by trees to the N,W and E. The S section is enclosed by hedgerows.

### Ecological integrity – how well does this area of countryside function as a habitat for wildlife?

- **Extent of semi-natural habitat and patches**  
  Strong hedgerows with scattered mature trees. Thin strip of mature woodland to NW.

- **Ecological corridors and networks**  
  Strong continuous hedgerow to section S of Godinton Lane and good wide verges. Young hedge and young verge to N of lane will mature. Stream to NW.

### Condition of heritage features – assess current condition and make note of vulnerability to change

- **Tree Cover**  
  - Species: Lime, yew, hawthorn, elm, sycamore, ash, oak, sweet chestnut
  - **Age structure**: Mature
  - **Condition**: Good
  - **Impact**: Variable

- **Field boundaries**  
  - **Survival of historic field pattern and condition**: Stronger hedge to S parcel, efforts being made to improve N parcel hedgerow connections
  - **Condition**: Good
  - **Impact**: Variable

- **Other features**  
  - **Condition**: Good
  - **Impact**: Variable

### Impact of built development – how well does modern development respect local vernacular, character and sense of place

- **Type**: High
  - **Shaping**: Moderate
  - **Design**: Low
  - **Extent**: High
**Landform**
- gently undulating
- slopes, river, spinney
- Views out (long/non(restricted)
- Long glimpses S to Chilmington

**Tree Cover**
- Manor with grazed parkland, dotted with mature trees, grazing and small wood areas
- Manor house and grounds
- Large stately house and gardens
- Subtle - open parkland

**Enclosure Pattern**
- Parkland
- Unenclosed
- CTRL in one corner links to D48

**Settlement & Built Features**
- Key visual elements
  - Godinton House
  - Manor house
  - Gatehouse to N, Godinton House, urban edge and CTRL

**Landuse**
- Key visual elements
  - Cattle-grazed parkland
  - Footpaths for recreation
  - Areas in Countryside Stewardship Scheme
  - Managed for conservation
- Seasonal variation
  - Deciduous trees.

**General assessment**

**Natural Features**
- Evergreen/deciduous/ponds
- Dry pond - seasonal or dried out?
- Species associations
  - Tall herb vegetation

**Landuse/Arable type**
- Primary
  - Cattle grazed pasture
  - Countryside Stewardship Scheme.

**Woodlands**
- Coppice/Pasture
  - Scattered plantations including native species.
  - Some mature standard parkland native trees (especially oak).
  - Good herbage layer. Some young coppice to NE

**Tree Cover**
- Groups/linear/hedgerow/scattered/shelterbelt
  - Scattered mature trees (some veteran).
  - Some standing dead and dying wood.

**Field Boundaries**
- Hedges, orchards, inclosures, electric

**Highways and footpaths**
- Major roads/local roads/footpath/no public access
  - CTRL hidden in NE corner (but it is audible).
  - Greensand Way footpath to N and E. Access to house and grounds.

**Built Features**
- Gatehouse to N, Godinton House, urban edge and CTRL

**Other features**
- Flower-rich meadow to NE corner with reptile fencing (probably associated with CTRL)
Ashford Landscape Character Assessment & Data Set
for English Partnerships & Ashford Borough Council
122/doc/026 Hothfield Healthy Farmlands 11/2005

Photograph locations/ direction

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Hothfield Heathy Farmlands

**HHF6: Hothfield Farmlands**
ASHFORD LANDSCAPE CHARACTER ASSESSMENT

FIELD STUDY SHEET 1

Date: 13/07/05  Reference: G20  Location: The Larches  Surveyors: mg/ha

Study sector: Godinton

County Landscape Character Area: Hothfield Heathy Farmlands

Historic Landscape Type: 7.1 Misc valley bottom paddocks and pastures

Boundaries: G18 Hothfield to N / D36, G9 lake, G8 arable to E / E1 E4 floodplain

TOPOGRAPHY

Dominant Apparent Slightly Insignificant

LANDUSE

BUILT FEATURES

SETTLEMENT & BUILT FEATURES

Dominant Apparent Slightly Uninfluenced

LANDUSE

Key visual elements

Dominant Apparent Slightly Insignificant

TREE COVER

Dominant Apparent Slightly Insignificant

Enclosure

Dominant Apparent Slightly Uninfluenced

Natural features

Key visual elements

Dominant Apparent Slightly Insignificant

ENCLOSURE PATTERN

Dominant Apparent Slightly Uninfluenced

Dominant Apparent Slightly Uninfluenced

Key visual elements

Dominant Apparent Slightly Insignificant

ECOLOGICAL INTEGRITY

How well does this area of countryside function as a habitat for wildlife?

ECOLOGICAL CONDORS AND NETWORKS

Extent of semi-natural habitat and patches

Two woodland copses, rough sheep-grazed pasture (low grazing intensity). The farmer is about to join Environmental Stewardship Scheme.

ECOLOGICAL CONDORS AND NETWORKS

High

Low

Condition of heritage features

– assess current condition and make note of vulnerability to change

Age structure

Mainly mature trees, scattered in pasture, in copses and along hedges in lanes. Some dead wood.

Good

Variable

Poor

Field boundaries

Survivor of historic field pattern and condition.

Some hedgerow loss along lanes. Brick wall to N in good condition.

Good

Variable

Poor

Other features

Waterfall Road – sunken.

Good

Variable

Poor

Impact of built development

– how well does modern development respect local vernacular, character and sense of place

Type of change

Majour road/railway/near road/roadpaint/no public access

Likely features (such as fens and wetland)

Waterfall Rd is deeply sunken in sections, with old vegetated walls.

Moderate

High

Low

Other features

(villas/temple/shacks/churches/roads)

Informal edge, ponds, masts/new housing

Village edge to NW.

Good

Variable

Poor

High

Moderate

Low

Other features

(such as masts)
Photograph locations/ direction

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<table>
<thead>
<tr>
<th>Study Sector:</th>
<th>Godinton (Map ref: TQ969441)</th>
</tr>
</thead>
<tbody>
<tr>
<td>County Landscape Character Area:</td>
<td>Greensand Fruit Belt – Egerton</td>
</tr>
<tr>
<td>Historic Landscape Character:</td>
<td>7.1</td>
</tr>
<tr>
<td>Boundaries:</td>
<td>Arable of E1/4 to west and G17 to south; G 22 to north and east</td>
</tr>
</tbody>
</table>

### TOPOGRAPHY

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Gentle slope towards west</td>
<td></td>
</tr>
<tr>
<td>Views out</td>
<td>Long views over arable land, restricted to north and west</td>
<td></td>
</tr>
</tbody>
</table>

### TREE COVER

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Views within (filtered/framed/open/restricted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open</td>
<td></td>
</tr>
</tbody>
</table>

### ENCLOSURE PATTERN

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Pattern and scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wire stockfence</td>
<td>Linear tree cover at the border to G22.</td>
</tr>
</tbody>
</table>

### SETTLEMENT & BUILT FEATURES

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Pattern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fencing</td>
<td>Linear along border to G22.</td>
</tr>
</tbody>
</table>

### LANDUSE

<table>
<thead>
<tr>
<th>Key visual elements</th>
<th>Seasonal variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arable</td>
<td></td>
</tr>
</tbody>
</table>

### KEY CHARACTERISTICS

- **Natural features**
  - Eroded, grazed, pond
  - Species associations

- **Landuse/farm type**
  - Primary: Arable
  - Other: Plantation

- **Woodlands**
  - Coppice/plantation

- **Tree cover**
  - Groups/line/hedgerow/scattered/shelterbelt
  - Linear along border to G22
  - Species: See G22

- **Field boundaries**
  - Hedges/stock/stock fence/electric fence: EE
  - Species: See G22

- **Highways and footpaths**
  - Major roads/railway/local road/footpath/no public access

- **Built features**
  - Village/settlement/orm/churches/roads
  - Urban edge/Pytons/masts/new housing

### BRIEF SUMMARY DESCRIPTION

A small patch of arable land. Described as part of the GFB – Egerton landscape character area but is now more part of the Upper Stour Valley area. Low ecological integrity, except edge along G22.

### VISUAL CONTEXT AND UNITY

Long views down Upper Stour Valley. Part of larger arable area.

### ECOCOLOGICAL INTEGRITY

Extant of semi-natural habitat and patches: None. Ecological corridors and networks: Small verges, low value, but some tree cover and hedgerows along border to G22.

### INTENSITY OF LAND USE AND HABITAT TRENDS

High arable activity.

### CONDITION OF HERITAGE FEATURES

Tree Cover: Age structure: Good. Field boundaries: Survival of historic field pattern and condition: Good. Other features: Good.
### Study Sector:
- Godinton (Map ref: TQ969444)

### County Landscape Character Area:
- Greensand Fruit Belt- Egerton

### Historic Landscape Type:
- 1.9

### Boundaries:
- Arable of G21 to S, G17 to E G26 and E714 to W and G20 to N. Urban of G23 to N.

### TOPOGRAPHY
- **Insignificant**
  - **Landform:** Gentle slope to south
  - **Views out:** Long views over open farmland. Trees restrict views out to E, W, N

### TREE COVER
- **Apparent**
  - **Key visual elements:** Some blocks of mature woodland and tree groups,
    Pocketed open fields, Otherwise framed

### ENCLOSURE PATTERN
- **Apparent**
  - **Key visual elements:** Historic brick wall in W. Others are fences and woods
  - **Pattern and scale:**

### SETTLEMENT & BUILT FEATURES
- **Insignificant**
  - **Key visual elements:** Old wall boundary to G22

### LANDUSE
- **Apparent**
  - **Key visual elements:** Grassland, woodland and horse grazing,
  - **Seasonal variation:** Deciduous

### KEY CHARACTERISTICS — in what way do the following contribute to local distinctiveness?

#### Natural features
- **Knees/ knoll/ ponds**
  - **Species associations**

#### Landuse/ farm type
- **Primary:** Meadow in SE. Horse grazed in central, mature woods in S and W
  - **Other**

#### Woodlands
- ** Coppice/plantation**
  - **SE:** Ornamental planting
  - **W:** Linear mature canopy
  - **Species**

#### Tree cover
- **Groups/hedgerow/scatter/ shelterbelt**
  - **See above**
  - **Species**

#### Field boundaries
- **Hedges/ ditches/ stock fence/electric**
  - **See above**
  - **Species**

#### Highways and footpaths
- **Major road/ railway/local road/ footpath/no public access**
  - **Other features** (such as tree-lined lanes)

#### Built features
- **Vegetation/ ornament/ masts/ car parks/ roads**
  - **Other features** (such as moats, new housing)

#### Other features
- (such as moats)

---

**ASHFORD LANDSCAPE CHARACTER ASSESSMENT**

**FIELD STUDY SHEET 2**

**Reference:** G22

**Brief summary description:**
An irregular shaped parcel of mixed use woodland blocks and meadow. There is a mature linear wood boundary to the west and a five foot high old red brick manorial wall dividing G22 with the adjoining wood. There is a mature copse to the east comprising ornamental conifers and mixed natives. Restricted views out to open farmland to the E, long views out to hills, farmland and trees to the south from the central horse-grazed meadow. A linear woodland block extends to the south. G22 borders Hothfield manor buildings 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**
- Long views to trees and hills in S from SE. Long views to medium-sized arable fields on G21 side. Views restricted on W side. Central meadow has views out to the south over arable fields, trees and hedgerows.

**Ecological integrity — how well does this area of countryside function as a habitat for wildlife**
- Extent of semi-natural habitat and patches
  - **SE:** Mature canopy, without glades and poor understory. Some rhododendron.
  - **W:** Evidence of wet woods
  - **Ecological corridors and networks**
    - **SE:** Links to woods and graveyard in G 23.
    - **W:** No linking hedgerows.

**Condition of heritage features — assess current condition and make note of vulnerability to change**
- **Tree Cover**
  - **Age structure**
    - **SE:** Mainly mature (ornamental) with open glades/meadow
    - **W:** Mainly mature
    - **S:** Younger woodland

- **Field Boundaries**
  - **Survival of historic field pattern and condition**
    - **SE:** Boundaries evident by stock fence
    - **W:** Historic wall
    - **S:** Stockfence, some hedgerows.

**Impact of built development — how well does modern development respect local vernacular, character and sense of place**
- **Type**
  - **Siting**
  - **Design**
  - **Extent**
  - **High**
    - **Moderate**
  - **Low**

---

**G22 Berts Walk**
**Field Study Sheet 1**

**Settlement/ Edge conditions**

**Survey Date:** 26/09/05  
**Reference:** G23  
**Location:** Hothfield Manor  
**Surveyors:** LE/ AK

### Study Sector:
- **Godinton**  
  (Map ref: TQ969445)

### County Landscape Character Area:
- Greensand Fruit Belt - Egerton

### Historic Landscape Type:
- 9.7 Village/ hamlet 1810 extent

### Boundaries:
- G25 to N, G20 to E, G22 to S, G26 to W

### Settlement & Built Features

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
<th>Unsettled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>medieval church</td>
<td>Hothfield Manor - walled garden now part of Hothfield Manor Centre</td>
<td></td>
</tr>
</tbody>
</table>

### Topography

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landform</td>
<td>Gentle slope</td>
<td></td>
</tr>
</tbody>
</table>

### Tree Cover

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>mature lines on approach to church with sycamore and ash</td>
<td></td>
</tr>
</tbody>
</table>

### Form & Layout

<table>
<thead>
<tr>
<th>Linear</th>
<th>Clustered</th>
<th>Sprawling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clustered</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Age & Condition

<table>
<thead>
<tr>
<th>Pre-war</th>
<th>Post-war</th>
<th>1960-70's</th>
<th>1980-1990's</th>
<th>Recent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medieval</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Key Features

**Building Style**
- **Roof & materials/ scale**  
  Ragstone church with tiled roof and timber steeple  
  Brick outbuildings  
  Tall brick walls with piers to walled garden

**Street Scene**
- **Frontage/ verge/ boundaries/ materials**  
  Narrow lane to church with grass verge  
  Main road bounded by manor estate wall with brick coping and piers

**Edge Condition**
- **New housing**  
  N/A

**Other features**
- (include detractors)

### Perception of the place
- Is it tranquil/ safe/ pleasant/ legible/ accessible?
  Tranquil and secluded setting

### Field Study Sheet 2

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

Walled garden and Lime allee approach to the church and farm for the Godinton estate. Characterised by high mellow weathered brick garden walls and lean-to brick sheds onto the lane. Now surrounded by small paddocks for Shetland/pit ponies. Interior of walled garden appears to be developed and no longer in horticultural use. Ragstone Gothic church with timber shingle spire set in a large graveyard with a number of large yews, some smaller ornamental trees and beech and oak to rear. Metal estate fencing to drive. Collection of Victorian/Edwardian farm buildings and houses in red brick clustered at south eastern part of the garden with feature dove cote. Small woodland behind settlement.

### Visual context and unity

- Assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance

**Parkland setting, site of times main feature, popular plantation to south a dominant block of vegetation**  
**Intact**  
**Interrupted**  
**Fragmented**

### Settlement integrity/ edge condition

- How well does the settlement hold together?

**Extent of settlement**
- Integrated estate farm/ working garden buildings clustered around much older church  
  **High**  
  **Moderate**  
  **Low**

**Intensity of built form and trend**
- Compact

### Condition of heritage features

**Survival of features and condition**
- **Local vernacular**  
  *Ragstone church with timber steeple*  
  *High walled garden and extensive lower estate walls in mellow brick with half round brick coping*  
  **Good**  
  **Variable**  
  **Poor**

**Tree Cover**
- **Age structure**  
  *Mature lime allee next to walled garden. Large yews in church yard with some smaller ornamentals and oak and beech at rear*  
  **Good**  
  **Variable**  
  **Poor**

**Field Boundaries**
- **Survival of historic field pattern and condition**  
  *Hedges to the lane – mixed thorns*  
  **Good**  
  **Variable**  
  **Poor**

**Other features**
- **Estate Walls a key character feature**  
  **Good**  
  **Variable**  
  **Poor**

### Impact of built development

- How well does modern development respect local vernacular, character and sense of place

**Type**
- **Residential**  
  **Site**
  - **Within walled garden**  
  - **Design private could not be seen**  
  - **Extent private could not be seen**  
  **High**  
  **Moderate**  
  **Low**

---

**G23 Hothfield Manor**

---

88
**Study Sector:** Godinton  
(Map ref: TQ963441)

**County Landscape Character Area:** Greensand Fruit Belt - Egerton

**Historic Landscape Type:** 9.2 Scattered settlements with paddocks (post 1810 extent)

**Boundaries:** G26 to N, E1/4 to S

### SETTLEMENT & BUILT FEATURES

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>early Victorian revival house and low brick wall to road, collection of barns and outbuildings in brick with slate roofs rather than tile, plus newer late 20th cent. Farm buildings now wood turning business.</td>
<td></td>
</tr>
</tbody>
</table>

### TOPOGRAPHY

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landform</td>
<td>Very gentle slopes to low point beyond southern end of LDU where gate closing main road suggests road floods – corresponding gate about half mile further on near Rippers Cross Farm (E1-E4) at edge of study area where water back up from the Hothfield flood defence at Worton Mill.</td>
<td></td>
</tr>
</tbody>
</table>

### TREE COVER

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>birch and shrubs to front of barns</td>
<td></td>
</tr>
</tbody>
</table>

### FORM & LAYOUT

<table>
<thead>
<tr>
<th>Linear</th>
<th>Clustered</th>
<th>Sprawling</th>
</tr>
</thead>
</table>

### AGE & CONDITION

<table>
<thead>
<tr>
<th>Pre-war</th>
<th>Post-war 1960-70's</th>
<th>1980-1990's</th>
<th>Recent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early-mid Victorian, some more recent sheds post 1960s</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?

- **Building style**
  - House – 2 floor, yellow stock and slate roof, gothic fenestration. Main barn black ship weather boarding with slate roof – 2 floor height, remaining buildings mainly 2 storey, brick with slate roofs. Also some corrugate steel.

- **Street Scene**
  - Wide mown verge to road then low weather brick wall – a long feature matching estate features elsewhere

- **Edge condition**
  - New housing

- **Other features (include detractors)**
  - Steel gate to close road during flooding

- **PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible?**
  - Rural farm group with new business use. Attractive House.

---

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT  
FIELD STUDY SHEET 2

**Reference:** G24

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

Compact rural farm style settlement now with local industry use (wood turning). Set back from the lane behind wide mown verge and deep front garden, planted with variety of medium to large shrubs to screen hard standing for parking. House most attractive early Victorian with low wall and garden beyond. Little tree cover, open aspect with aprkland setting beyond.

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

- Farmed parkland

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

- Extent of settlement: Close knit
- High
- Moderate
- Low

**Form of some barns, but otherwise more Victorian in character**

**Tree Cover**

- Survival of features and condition
- Form of some barns, but otherwise more Victorian in character

**Field Boundaries**

- Survival of historic field pattern and condition
- Estate boundary to road intact as low brick wall.

**Other features**

- Noted use of slate for roofing – non local material

**Impact of built development – how well does modern development respect local vernacular, character and sense of place**

- N/A

**PERCEPTION OF THE PLACE – IS IT TRANQUIL/SAFE/PLEASANT/LEGIBLE/ACCESSIBLE?**

Rural farm group with new business use. Attractive House.
ASHFORD LANDSCAPE CHARACTER ASSESSMENT
FIELD STUDY SHEET 1

Survey Date: 14.07.05
Reference: G25
Location: Mitchell Farm
Surveyors: AM/HA

Study Sector: Godinton
County Landscape Character Area: Greensand Fruit Belt – Egerton
Historic Landscape type: 1.9 Small reg. W. straight boundaries
Boundaries: N. part bordered by G25 to W. S. part bordered by G23 to W.

TOPOGRAPHY
Insignificant

TREE COVER
Apparent

ENCLOSURE PATTERN
Apparent

SETTLEMENT & BUILT FEATURES
Apparent

LANDUSE
Apparent

KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?

Natural features
Event/known/ponds
Species associations

Landuse/farm type
Farming
Meadow in south, arable in middle, Cow grazing in N
Other

Woodlands
Loppice/plantation
species

Tree cover
Groups/linear/scattered
S: linear/scattered trees to SW boundary line of limes along lane.
N: Hedgerows on E, W, N boundaries with few scattered mature trees.

Field boundaries
Hedges/ditches/stock fence/electric
S: wall to N, fence and treed to W, Fence to E
N: Range of stock fence and hedgerows.

Highways and footpaths
Major road/low/other/footpath/no public access
Footpath along NE edge

Build features
Villages/settlements/farms/churches/roads
Urban edge/pylons/masts/new housing

Other features
(such as moats)

Brief summary description:
A long small parcel bisected by a lane to E-W also with access N-S along the Greensand way along E edge. A mixture of small fields used for cattle-grazing beside the farm settlement in the north corner, plus arable farmland and fallow grassy meadows elsewhere. A flat English countryside farm landscape, with mixed boundaries of hedges, fences and a few trees. Long glimpses to rolling hills in all direction. Views to village houses and church in south 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

Ecological integrity – how well does this area of countryside function as a habitat for wildlife?

Extent of semi-natural habitat and patches
Some meadows on both N and S part.

ecological corridors and networks
Some hedgerows on north part, but not intact.

Intensity of land use and habitat trend
Varied, arable is high.

Condition of heritage features – assess current condition and make note of vulnerability to change

Tree Cover
Age structure
Mature trees in meadow, and along lane. Younger ornamental trees along boundaries to village settlements

Field boundaries
Survival of historic field pattern and condition
Hedgerows and trees along outer boundaries, internal is missing

Other features

Impact of built development – how well does modern development respect local vernacular, character and sense of place

Type
Farm house in N

Siting
Design
Modern with a country style

Extent
Low

G25 Mitchell Farm
ASHFORD LANDSCAPE CHARACTER ASSESSMENT
FIELD STUDY SHEET 1

Survey Date: 14.07.05  Reference: G26  Location: Hall Farm  Surveyors: MG/HA

Study Sector: Godinton  (Map ref. TQ963447)

County Landscape Character Area: Greensand Hill belt – Egerton

Historic Landscape Type: 1.6 Rec. w. wavy boundaries

Boundaries: Valley floor of E1/4 to N, S, W. Arable/mixed of G25 to N and G22 to E.

TOPOGRAPHY
Apparent Landform
Just slight undulations
Views out (short/long/restricted)
Mainly medium due to internal and boundary woodland.

TREE COVER
Apparent Key visual elements
Plantations, alder beds, copse, spinney
Views within (filtered/framed/open/restricted)
Open, but framed in places by plantation and boundary woodland.

ENCLOSURE PATTERN
Insignificant Key visual elements
Boundary hedgerows along lanes, some high internal hedgerows, woodland
Pattern and scale
Open, irregular

SETTLEMENT & BUILT FEATURES
Insignificant Key visual elements
Hall farm to N
Pattern
Isolated

LANDUSE
Apparent Key visual elements
Arable and woodlands
Seasonal variation
With crop and deciduous

KEY CHARACTERISTICS
Natural features - in what way do the following contribute to local distinctiveness?

<table>
<thead>
<tr>
<th>Natural features</th>
<th>Species associations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rivers/ponds</td>
<td>Poplar, alder, willow, oak, scot's pine, larch</td>
</tr>
<tr>
<td>Stream and ponds on OS, no public access</td>
<td>Poplar, alder, willow, oak, scot's pine, larch</td>
</tr>
<tr>
<td>Arable/pasture</td>
<td>Poplar, alder, willow, oak, scot's pine, larch</td>
</tr>
<tr>
<td>Woodlands</td>
<td>Poplar, alder, willow, oak, scot's pine, larch</td>
</tr>
<tr>
<td>Tree cover</td>
<td>Poplar, alder, willow, oak, scot's pine, larch</td>
</tr>
<tr>
<td>Field boundaries</td>
<td>Hazel, field maple, blackthorn, hawthorn, beech, elder, oak</td>
</tr>
<tr>
<td>Hedgerow</td>
<td>Hazel, field maple, blackthorn, hawthorn, beech, elder, oak</td>
</tr>
<tr>
<td>Highways and footpaths</td>
<td>Hazel, field maple, blackthorn, hawthorn, beech, elder, oak</td>
</tr>
<tr>
<td>Built features</td>
<td>Hazel, field maple, blackthorn, hawthorn, beech, elder, oak</td>
</tr>
<tr>
<td>Other features</td>
<td>Hazel, field maple, blackthorn, hawthorn, beech, elder, oak</td>
</tr>
</tbody>
</table>

Landuse/farm type
Primary Arable (varied)

Woodlands
Coppice/plantation Various plantation, no public access.

Tree cover Groups/lane/hedgerow/scattered/line | Oak, ash, scot's pine, larch |
| Hedgerow trees, scattered mature trees | Oak, ash, scot's pine, larch |

Field boundaries
Hedges/underclutter/trespassence | Hazel, field maple, blackthorn, hawthorn, beech, elder, oak |
| Hedgerow along lane, some high, rich internal hedgerows to N. | Hazel, field maple, blackthorn, hawthorn, beech, elder, oak |

Highways and footpath
Major road/footway/local road/footpath/no public access Local road on border to N, E and S footpath to NW corner

Built features
Villas, settlements, homes, churches, offices | Urban edge/pyramids/mausoleums/new housing |
| Hall farm – Farm – Farm house and large barn in progress of renovation. | Urban edge/pyramids/mausoleums/new housing |

ASHFORD LANDSCAPE CHARACTER ASSESSMENT
FIELD STUDY SHEET 2

Reference: G26

Brief summary description:
Medium large parcel of mixed arable farmland with scattered woodland and plantations. Some appear wet. Open for large stretches due to loss of hedgerows, but those that remain are largely in good condition, esp along right-by-way. Bounded to N, E, and S by local roads with hedgerow and scattered hedgerow trees. Fine farmhouse at Hall farm to NW of parcel. Overall sense of well-treated landscape due to internal and boundary woodlands.

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

telegraph poles
Intact

Ecological integrity – how well does this area of countryside function as a habitat for wildlife?

Extents of semi-natural habitat and patches
Various woodland plantation and some wet woodland, but scattered throughout parcel.

Ecological corridors and networks
Hedgerows along lanes, thick in places, some specially rich hedgerows to NW streams. Moderate

Condition of heritage features – assess current condition and make note of vulnerability to change

Tree Cover Age structure
Good
Mainly mature, few planted oaks.

Field boundaries Survival of historic field pattern and condition
Variable

Other features
Good
Variable

Impact of built development – how well does modern development respect local vernacular, character and sense of place

Type Farm
Low

Siting

Design

Extent

G26 Hall Farm
Photograph locations/ direction
Photograph locations/ direction
Photograph locations/ direction
Hothfield Heathy Farmlands

**HHF7: Hothfield Common**
**Development Area:** Sandyhurst

**County Landscape Character Area:** Hothfield Heathy Farmlands

**Historic Landscape Type:** 2.4 Commons wooded over

**Boundaries:** G18 and G28 to the south

### TOPOGRAPHY
- **Apparent**: Undulating gently
- **Views out**: Short to medium due to woodland or topography

### TREE COVER
- **Apparent**: Woodland strip to E
- **Views within**: Mainly filtered

### ENCLOSURE PATTERN
- **Unenclosed**: Key visual elements
- **Pattern and scale**: Open common land

### SETTLEMENT & BUILT FEATURES
- **Unsettled**: Key visual elements
- **Pattern**: Open common land

### LANDUSE
- **Dominant**: Common land
- **Seasonal variation**: Heathland, bog

### KEY CHARACTERISTICS
- **Natural features**: Streams, minor ponds, series of wet bogs
- **Species associations**: Birch
- **Landuse/farm type**: Primary common land
- **Woodlands**: Coppice/plantation
  - **Acid woodland**: Predominantly birch
- **Tree cover**: Groups/linear/hedgerow/scattered/shelterbelt
  - **Scattered clumps**: Birch
- **Field boundaries**: Hedges
  - **Stockfence/electric**: Birch
- **Highways and footpaths**: Major roads/airway/local roads/footpath
  - **Non-public access area**: Cuts through the eastern section
- **Built features**: Villages/relief/fields/churches/roads
  - **Tutt Hill to north**: Urban edge
- **Other features**: Such as moats

**Brief summary description:**
Valley bog acid heathland with clumps of birch trees and open areas with intermittent views.

**Visual context and unity**
- **Assess the views, outlook, adjacent landscapes and overall unity of the landscape and note any detracting features and their significance**
  - The Common has a unified feel.

**Ecological integrity**
- **How well does this area of countryside function as a habitat for wildlife?**
  - Extensive acid bog and heathland
  - Ecological corridors and networks: High
- **Intensity of land use and habitat trend**: Low
- **Condition of heritage features**: Good
  - **Tree Cover**: Mature acid bog heathland which is intact
  - **Field Boundaries**: Survival of historic field pattern and condition
  - **Other Features**: Urban edge

**Impact of built development**
- **Type**: n/a
- **Siting**: High to Moderate
- **Design**: High
- **Extent**: Variable

---

**G29 Hothfield Common**
Hothfield Heathy Farmlands

HHF8: Hothfield Open Farmlands
**Landform**
- Undulating gently
- Views out (long/short/restricted)
  - Long in places towards N Downs. Elsewhere short to medium due to woodland or topography.

**Tree Cover**
- Key visual elements: Woodland strip to E
  - Mainly open

**Enclosure Pattern**
- Key visual elements: Mainly open fields with gappy hedgerows
  - Gappy hedgerows, some smaller scale pasture and tree nurseries

**Settlement & Built Features**
- Key visual elements: Main A20 and CTRL, M20 to NE and local railway, but largely unsettled
  - Large open arable, some smaller scale woodland strip to E

**Landuse/Farm type**
- Key visual elements: Arable
  - With crop and deciduous trees

**Natural features – Key characteristics**
- Streams, small ponds
  - Stream runs north-south across the SW section, with a buffer of tall herb vegetation
  - Species associations: Alder
  - Other: Tree nurseries, rough pasture, horse-grazed pasture, hay crop and sheep grazing to N of A20.

**Landuse/Farm type**
- Copper/plantation
  - Small block to N of Tulhill Wood. Strip to E. Poplar plantation. Some scrub to SE
  - Species: Sycamore, blackthorn, hawthorn, poplar, alder, ash, oak, rowan.

**Tree cover**
- Grouped linear hedgerow (stream) untravelled
  - Some hedgerow trees along A20, and along internal hedgerows. Occasional isolated mature oaks in fields
  - Species: Ash, oak

**Field boundaries**
- Hedgerows, ditches, hedges/electric
  - Gappy hedges along A20, some internal hedges of variable quality, some stock fencing
  - Species: Bracken, hawthorn, ash

**Highways and footpaths**
- Major roads/localway/local access
  - A20 bisects E/W, CTRL N/S, plus 2 footpaths and tracks.
  - Other features: Bridleway (route not as on OS map) overgrown with tall herbs and scrub – important green link

**Build features**
- Vagini: settlement, farms, churches, coasts
  - Mean edge/pytons/masts/new housing

**Other features (such as moats)**
- Attenuation pond near Mill house? Related to CTRL. Some new planting and rough grassland. Second drainage pond to SE of Beechbrook Wood?

---

**Historic Pattern**

**TOPOGRAPHY**
- Dominant
  - Ultraprairie terrain
  - Bridleway especially to E

**BOUNDARIES**
- D31 to N / G18 and G19 to W / G20, G9, G4, D48 to S.
  - D37 Ashford fringe to E.

**DATE:** 13/07/05

**Location:** Maidstone Rd

**Reference:** D36 including G1 (HLT now irrelevant) REFER TO ORIGINAL SHEET!
Photograph locations/ direction
### Study Sector: Godinton

- **County Landscape Character Area:** Hothfield Heathy Farmlands
- **Historic Landscape Type:** 4.3 Other pre 1810 woodland (ancient?)
- **Boundaries:** Arable of D36, G1 is no longer a relevant parcel and is included in D36.

### TOPOGRAPHY

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
</tr>
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<tbody>
<tr>
<td>Flat</td>
<td>Views out (long/intermediate) Long views from boundary</td>
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### TREE COVER

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<tr>
<th>Dominant</th>
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<tr>
<td>Key visual elements</td>
<td>Mature woodland</td>
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<td>Views within (intermediate/open/restricted)</td>
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### ENCLOSURE PATTERN

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<tbody>
<tr>
<td>Key visual elements</td>
<td>High metal fence</td>
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<tr>
<td>Fenced and scale</td>
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### SETTLEMENT & BUILT FEATURES

<table>
<thead>
<tr>
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<th>Apparent</th>
<th>Insignificant</th>
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</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Biacted by CTRL in N – S direction</td>
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<tr>
<td>Fenced</td>
<td>Linear</td>
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### LANDUSE

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Apparent</th>
<th>Insignificant</th>
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</thead>
<tbody>
<tr>
<td>Key visual elements</td>
<td>Woodland</td>
<td></td>
</tr>
<tr>
<td>Seasonal variation</td>
<td>Deciduous</td>
<td></td>
</tr>
</tbody>
</table>

### KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?

#### Natural features
- **Stream exits at east edge and runs to pond in D36(G1)**

#### Species associations

- **Stream exits at east edge and runs to pond in D36(G1)**

### Landuse/farm type

- **Primary**
- **Other**

### Woodlands

- **Coppice/plantation**
- **Species**
  - Sweet Chestnut, ash, oak, elder, sloe, alder, some elm, birch (newly planted), hornbeam, hawthorne

### Tree cover

- **Groups/linear/hedgerow/shelterbelt**
- **Species**

### Field boundaries

- **Hedges/places/hedgerow/electric**
- **Species**
  - Nettle and thistle

### Highways and footpaths

- **Major road/railway/local road/footpath/no public access**
- **CTRL is bisecting**
- **Other features**
  - (such as tree-lined lanes)

### Built features

- **Valeys/settlement/habitat/marshes/towns/roads**
- **Species**
  - M20 and CTRL gives visual and audible disturbance.

### Other features

- **such as moats**

### Brief summary description:

Small patch of mature woodland bisected by CTRL. Uther info not available because of restricted access. A fox was spotted but no info about ecological integrity. Stream, possibly seasonal, runs through and feeds pond on east side of parcel. Woodland can be ancient.

### Visual context and unity – assess the views, outlook, adjacent landscapes and overall unity of the landscape and note any detracting features and their significance

- **Views out** are fragmented, dominated by M20 and CTRL. More intact closer by, with sheep pasture and arable.

### Ecological integrity – how well does this area of countryside function as a habitat for wildlife?

- **Extent of semi-natural habitat and patches**
  - Isolated patch of woodland. Has adjacent wetland and stream runs within. Hare and Fox spotted.

### Extent of semi-natural habitat and patches

- **Ecological corridors and networks**
  - West has corridors to and through D36. No corridors on east.

### 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 canopy

### Field Boundaries

- **Survival of historic field pattern and condition**
  - Good

### Other features

- **Good**

### Impact of built development – how well does modern development respect local vernacular, character and sense of place

<table>
<thead>
<tr>
<th>Type</th>
<th>Siting</th>
<th>Design</th>
<th>Extent</th>
</tr>
</thead>
<tbody>
<tr>
<td>CTRL</td>
<td>Cut through</td>
<td>Noise and visual and physical impact</td>
<td>High</td>
</tr>
</tbody>
</table>

### Other features

- **such as moats**
Photograph locations/ direction
Hothfield Heath Farmlands

HHF: Settlements
### Study Sector:
- **Location:** Sandyhurst
- **Reference:** D37
- **Surveyors:** LE/AK

#### County Landscape Character Area:
- **Type:** Post 1810 settlement (general)

#### Settlement & Built Features
- **Key visual elements:** Former country lane with mix of detached houses and bungalows divided by the CTRL/M20 corridor

#### Topography
- **Landform:** Gentile slope

#### Tree Cover
- **Key visual elements:** Mature trees to gardens and remnant hedgerow oaks remain along verge

#### Form & Layout
- **Linear Clustered Sprawling**
  - Clusters to south of CTRL/M20, linear along lane to N

#### Age & Condition
- **Pre-war Post-war 1960-70's 1980-90's Recent**
  - Late Victorian, 1930s to 1980's

#### Key Features
- **Building Style:** Diverse mix of suburban styles
- **Street Scene:** North side – wide lane with wide grass verge and mix of boundary treatments including:
  - Hedges
  - Brick walls (mostly new)
- **Edge Condition:** New housing
- **Other features (include detractors):** CTRL and M20

#### Perception of the Place
- **Is it tranquil/safe/pleasant/legible/accessible?** Suburban sprawl along country lane with loss of many historic features

---

### Brief Summary Description
**Settlement/edge conditions and its siting within the wider landscape:**
Former sunken rural lane more apparent north of the M20 where development as a ribbon either side with farmland to north and south. Remnants of hedgerow trees as old oaks in front gardens, and hedge to north. Settlement broader south of the M20 bounded to S by Hoad’s Wood and to north by farmland. Here steep banks at side of road show former hollow lane character, breached by access to houses that sit higher than the road. Frontages a complete mix of open and enclosed, large areas of hard standing for cars. Very suburban character.

**Visual context and unity:** Limited views out, views mostly internal to the road and gardens fronting it.

**Settlement integrity/edge condition:** Suburban sprawl along country lane with loss of many historic features

**Extent of settlement:** Broad to south of M20, ribbon development to north of M20. Despite diverse styles and both bungalows and houses reads as a fairly low density suburban unit.

**Condition of heritage features:** Local vernacular
- **Survival of features and character:** Limited use of brick and tile etc. Oldest buildings probably late Victorian
- **Age structure:** Some fine old oaks, some ash and a variety of native and exotic non-native garden trees and large shrubs
- **Field boundaries:** Sporadically to the north of the lane – much elm and hazel, some thorns, dogwood, rose etc
- **Impact of built development:** Essentially all ‘modern’ development

**Impact of Built Development**
- **Type:** Essentially all ‘modern’ development

---

### Field Study Sheet 1
- **Date:** 26/09/05
- **Location:** Sandyhurst
- **Surveyors:** LE/AK

### Field Study Sheet 2
- **Reference:** D37
ASHFORD LANDSCAPE CHARACTER ASSESSMENT

FIELD STUDY SHEET 1

Survey Date: 13.7.05  Reference: G18  Location: Hothfield  Surveyors: AM/HA

Study Sector: Godinton (Map ref: TQ972453)

County Landscape Character Area: Hothfield Heathy Farmlands

Historic Landscape Character: 1.9

Boundaries:

TOPOGRAPHY

Dominant Species associations
Coppice/plantation

Villages/settlements/farms/churches/oasts

Dominant Arable of D39 to west and G20 to south, Woodland of G19 to west.

Extent

Design

Survival of historic field pattern and condition

Groups/linear/hedgerow/scattered/shelterbelt

Other features

Built features

footpaths

Highways and footpaths

Major road/railway/local road/footpath/no public access

Public footpath at south boundary

Built features

Village/settlement/home/churches/roads

Union edge/pytons/most/new housing

Urban edge at west boundary

Other features (such as moats)

Natural features

River, moat, pond

Landuse/farm type

Primary

Logbook/plantation

Mature canopy at north and west boundary. Poor field layer

Other

Tree cover

Groups/linear/hedgerow/scattered/shelterbelt

West boundary and some scattered dead elms in arable field

Other features [such as tree-lined (such as moats)]

Field Boundaries

Hedges/stock/stock fence/electric

Linear wood along west and partially north boundary. Hedgerow at south, woodland at boundary to G19 and stock fence at east. Field in north has no boundary to D39

Other features [such as tree-lined lanes]

Highways and footpaths

Major road/railway/local road/footpath/no public access

Public footpath at south boundary

Other features (such as moats)

理解和分析：

该页面包含了一个景观评估研究的详细内容，涵盖了地形特征、树冠覆盖、聚落与建设、土地利用等方面。页面内容分为多个版块，每部分通过表格或文字形式详细描述了特定区域的景观特征。

- **TOPOGRAPHY**：地形特征，描述了主导植被为丛生/林分，并提到了村庄/定居点/农场/教堂/牧场的情况。
- **TREE COVER**：树冠覆盖，详细说明了主导树种为农田，位于D39的西部和G20的南部，林地分布在G19的西部。
- **ENCLOSURE PATTERN**：围护结构模式，描述了主导元素为农田与林地的边界，并提到了南边的林带和边界至G19的林地。
- **SETTLEMENT & BUILT FEATURES**：聚落与建设，说明了主导元素为农田与林地的边界，提到了南边的林带和边界至G19的林地。
- **LANDUSE**：土地利用，描述了主导元素为农田与林地的边界，提到了南边的林带和边界至G19的林地。
- **KEY CHARACTERISTICS**：关键特征，探讨了自然、土地利用/农场类型、林地、树冠覆盖、围护结构模式、聚落与建设等特征对地方独特性的影响。

该页面还包含了参考文献和日期，位于页面的底部。
Photograph locations/ direction
### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### FIELD STUDY SHEET 1

**Survey Date:** 13.7.05  
**Reference:** G19  
**Location:** Tolhill wood  
**Surveyors:** AM/HA

<table>
<thead>
<tr>
<th>Study Sector</th>
<th>Godinton</th>
<th>[Map ref: TQ975452]</th>
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<tbody>
<tr>
<td>County Landscape Character Area</td>
<td>Hothfield Heathy Farmlands</td>
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<tr>
<td>Historic Landscape type</td>
<td>4.3</td>
<td></td>
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<tr>
<td>Boundaries</td>
<td>D36 arable to N, E and S, G18 arable to W</td>
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#### TOPOGRAPHY

<table>
<thead>
<tr>
<th>Apparent</th>
<th>Slope to E</th>
<th>Views out (long/short/restricted)</th>
<th>Long from boundary</th>
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#### TREE COVER

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<tr>
<th>Dominant</th>
<th>Key visual elements</th>
<th>Managed coppice wood</th>
<th>Views within (filtered/framed/open/restricted)</th>
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#### ENCLOSURE PATTERN

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<th>Dominant</th>
<th>Key visual elements</th>
<th>Apparent</th>
<th>Pattern and scale</th>
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#### SETTLEMENT & BUILT FEATURES

<table>
<thead>
<tr>
<th>Apparent</th>
<th>Key visual elements</th>
<th>Cellphone transmitter mast</th>
<th>Pattern</th>
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</thead>
</table>

#### LANDUSE

<table>
<thead>
<tr>
<th>Dominant</th>
<th>Key visual elements</th>
<th>Coppiced wood</th>
<th>Seasonal variation</th>
<th>Deciduous</th>
</tr>
</thead>
</table>

#### KEY CHARACTERISTICS

- **Natural features**
  - Rivers/lochs/ponds
  - Species associations
- **Landuse/farm type**
  - Primary
  - Other
- **Woodlands**
  - Coppice/plantation
  - Coppice
- **Tree cover**
  - Groups/silver/needle/scarred/shelterbelt
  - Species
- **Field boundaries**
  - Hedges/posting/thick fence/electric
  - 5m wide, cut buffer to arable
  - Species
- **Highways and footpaths**
  - Major roads/railway/local road/footpath/no public access
  - Other features (such as tree-lined lanes)
- **Built features**
  - Houses/settlement/towns/churches/oasis
  - Mast
- **Other features**
  - (such as moats)

---

### ASHFORD LANDSCAPE CHARACTER ASSESSMENT

#### FIELD STUDY SHEET 2

**Reference:** G19

**Brief summary description:**
A regular shaped small parcel of coppiced woodland surrounded by arable with some linking hedgerows. Sloping to east. Apparent noise from M20. Cellphone transmitter mast, screened by deciduous trees.

**Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance**
- Portion of coppice recently cut. Mast shielded by tall coppice
  - Intact

**Ecological integrity – how well does this area of countryside function as a habitat for wildlife?**
- Extent of semi-natural habitat and patches
  - Continuous managed coppice
- Ecological corridors and networks
  - Linked by hedgerows to N and S
  - Moderate +

**Condition of heritage features – assess current condition and make note of vulnerability to change**
- Tree cover
  - Age structure
    - Varied age
  - Species associations
- 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**
- Mast
  - Type: M20/A20/CTRL
  - Design: Metal mast
  - Screened: Produce some noise
  - Extent: Moderate