



# Ashford Local Development Framework Landscape Character Study

for Ashford Borough Council & English Partnerships

**ASSESSMENT & DATA SET : Mersham Farmlands**

November 2005

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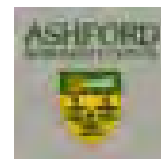
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# Ashford Local Development Framework

## Landscape Character Study

for Ashford Borough Council & English Partnerships



### DATA SET : Mersham Farmlands

November 2005

**122/doc/020**

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# Preface

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

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

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

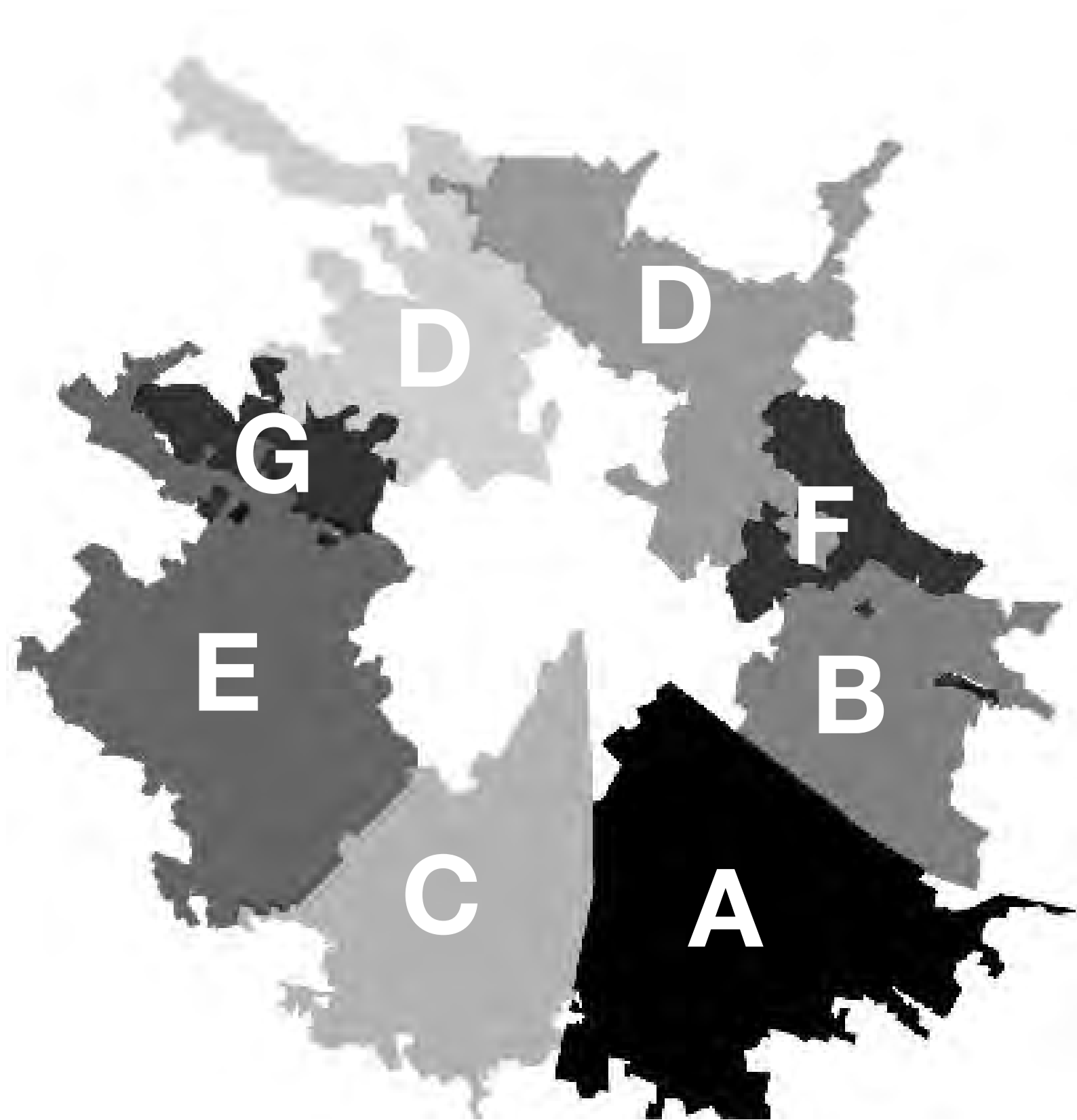
Each LDU is numbered, each filed photograph carries the LDU reference and a photograph location number reference - e.g. D1.3 for LDU D1, third photograph location. The photographs have been saved as jpegs and were generally taken at 1Gb resolution. This data set includes the location maps for the key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

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

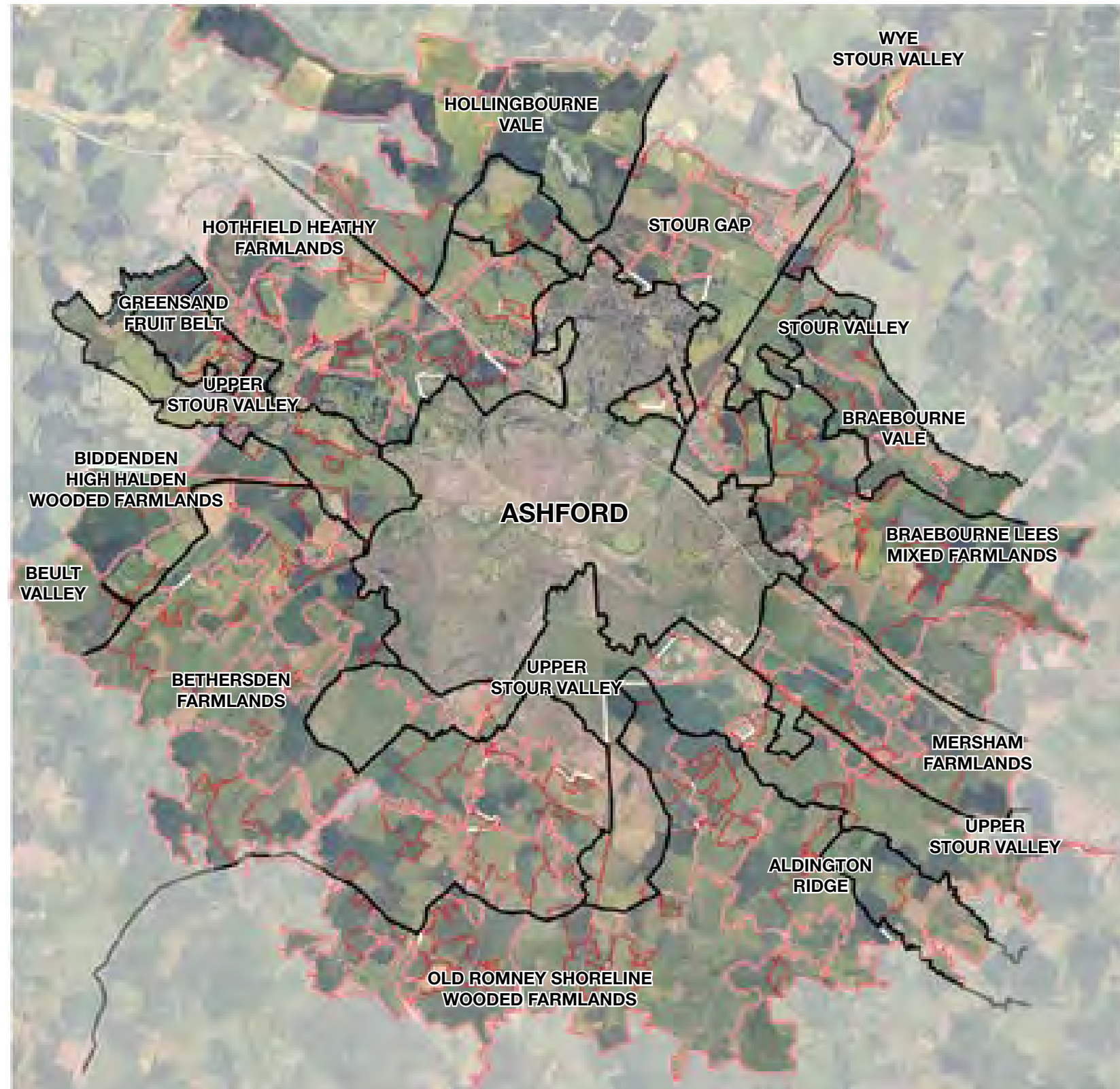
For the assessments the LDUs were grouped by similarity into large blocks we have called District Landscape types (DLT). The 58 DLTs were assessed to fall into one of nine categories used by the County Landscape Character Study. A team of four senior landscape architects and ecologists visited each area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

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Studio Engleback November 2005



Study Area Fieldwork Sectors



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### The Ashford Character Study Area

Black line shows Kent County Landscape Character Areas

Red fine lines show Historic Landscape Character Parcels used as a basis for the Landscape Description Units (LDUs) in this study

White lines show District Areas as defined in the assessment







## Section 1 Introduction

# Introduction

## The Kent Lanscape Character Study

The Mersham Farmlands is a small character area consisting of an undulating farmed landscape on the Hythe Beds to the SE of Ashford at around 60 metres. The landscape is one of open arable fields and small-scale pastoral farming with small copses and old gappy hedgerows. The good quality soils used to support a few orchards but these were atypical of the area and have now gone. Suburban housing wraps around the village centre at Mersham with its pleasing ragstone and redbrick buildings.

The remaining pasture and hedgerows are vulnerable both to potential removal for arable use and some have been lost to the Channel Tunnel Rail Link. It is likely that the proposed mixed use development at Cheeseman's Green to the south will have a profound effect on the tranquility and character of Mersham and the surrounding farmland. Increased traffic levels could put pressure on the narrow lanes and village for 'improvements' that would destroy their rural character. This small character area is gradually being enclosed by development on three sides.

Although not often visible in the undulating landscape, the M20 remains audible within these otherwise quiet farmlands.

## The Ashford Landscape Character Study

- Approximately 80% of this County Landscape Character Area (CLA)
- There are 20 Landscape Description Units (LDUs) in this CLA lying within the study area
- The LDUs are based on the Historic Landscape Character map for Kent, there are 3 Historic landscape character types in this study area:
  - HLT 1 - Field Patterns
  - HLT 4 - Woodlands
  - HLT 9 - Settlements
- We have grouped these into 4 District Landscape Types (DLTs)
- There is 1 historic settlement, Mersham which is divided according to historic landscape characterisation into 4 LDUs within the Mersham Farmlands County Landscape Area, and an additional 2 LDUs adjoining located in the Upper Stour Valley CLT.

In carrying out the survey and discussing the results we find that there are some significant adjustments that should be made to the County Landscape Character Area Boundaries. Although this area is sandwiched between the M20 and A20 corridors and the CTRL / London to Dover railway corridor, the geology and field patterns are not so clear cut at local level. As the M20 is in cutting immediately to the north we have retained this hard edge. We had considered that perhaps this corridor should be a separate County Landscape Character Type comprising a series of LDU segments; however, for the purposes of this study and the judgements that are to be made regarding sensitivity to development the corridors should be seen as detractors within or adjacent to CLAs and DLTs. South of the CTRL, we did feel that the boundaries should be adjusted due to topography and field patterns. These include:

- Inclusion of the LDUs south of the CTRL which are clearly part of the greensand ridge. The edges of these parcels may be part of the floodplain (A15/ A16), but the main areas are above it : A4, A15, A15 (Hillcrest Farm), A16, A17, A29, A30.
- An area immediately north of Mill Dam and the Aldington Flood defence barrier that rises 15-20m above the flood plain.

## Assessment

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

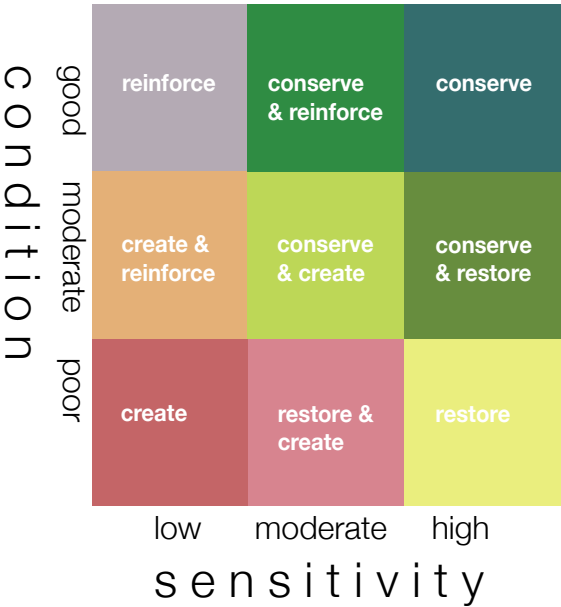
The physical attributes of the landscape are considered in conjunction with the historical and cultural influences, nature conservation interests and landuse. These factors are analysed further in the field to determine the key characteristics, aesthetics, visual unity, ecological integrity, condition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

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

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

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

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

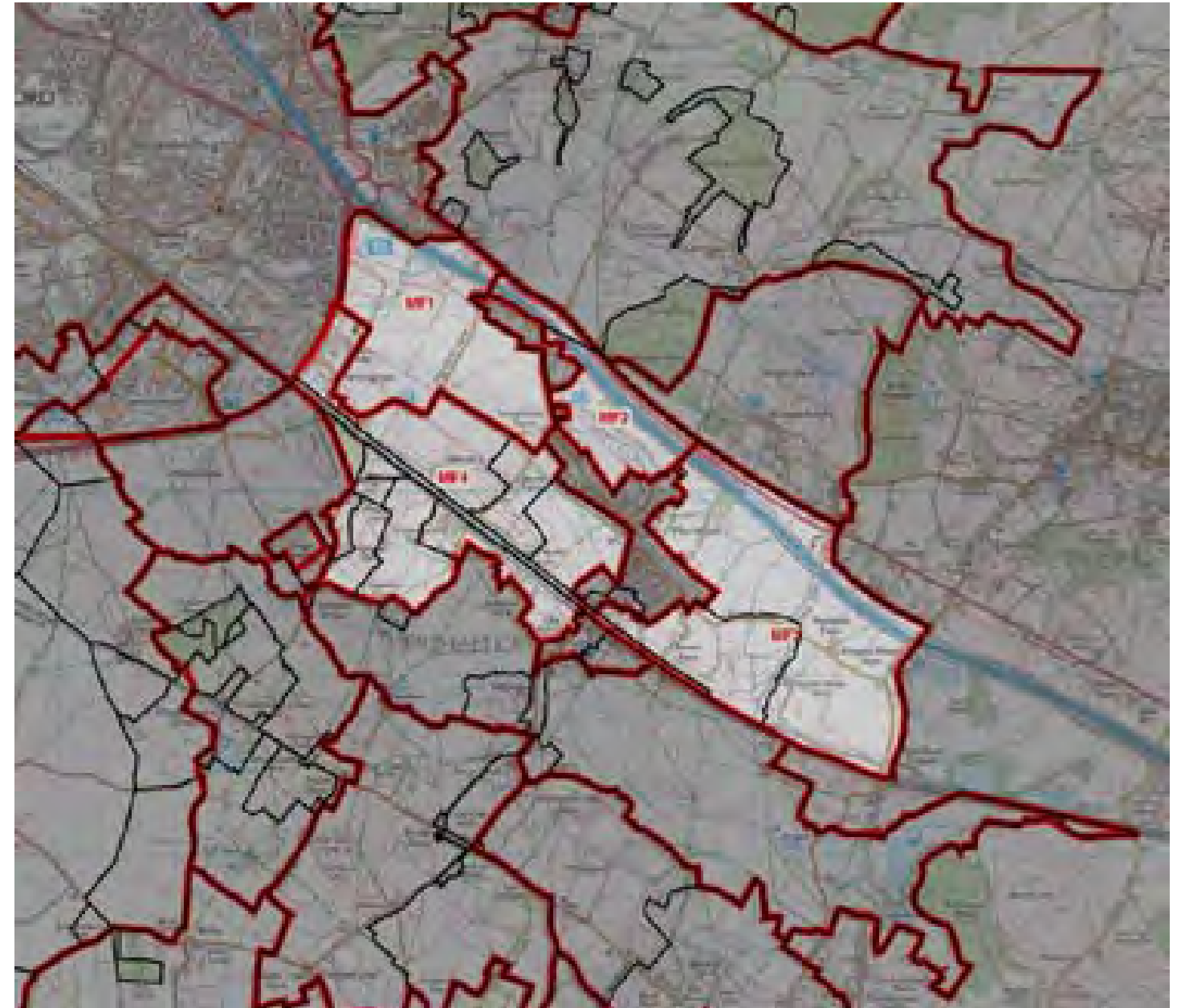


# Location



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**Location of Meresham Farmlands Landscape Character Area within study area**



**Location of Meresham Farmlands District Areas**

# Landscape context



Geology



Flooding



Heritage

## Geology

The Mersham farmlands occupy a low ridge of Wealden Sandstone. The CTRL sits apporximately at the base of this ridge, cutting through a portion that projects into the Stour floodplain

## Flooding

By virtue of elevation, the greater part of this area is well above the floodplain. However there is an interesting ecotone where the ridge meets the floodplain.

## Heritage

Clusters of buildings around the respective churches at Sevington and Mersham are conservation areas. There are also listed buildings in the area, many featuring ragstone walls - ragstone being found in the greensand.

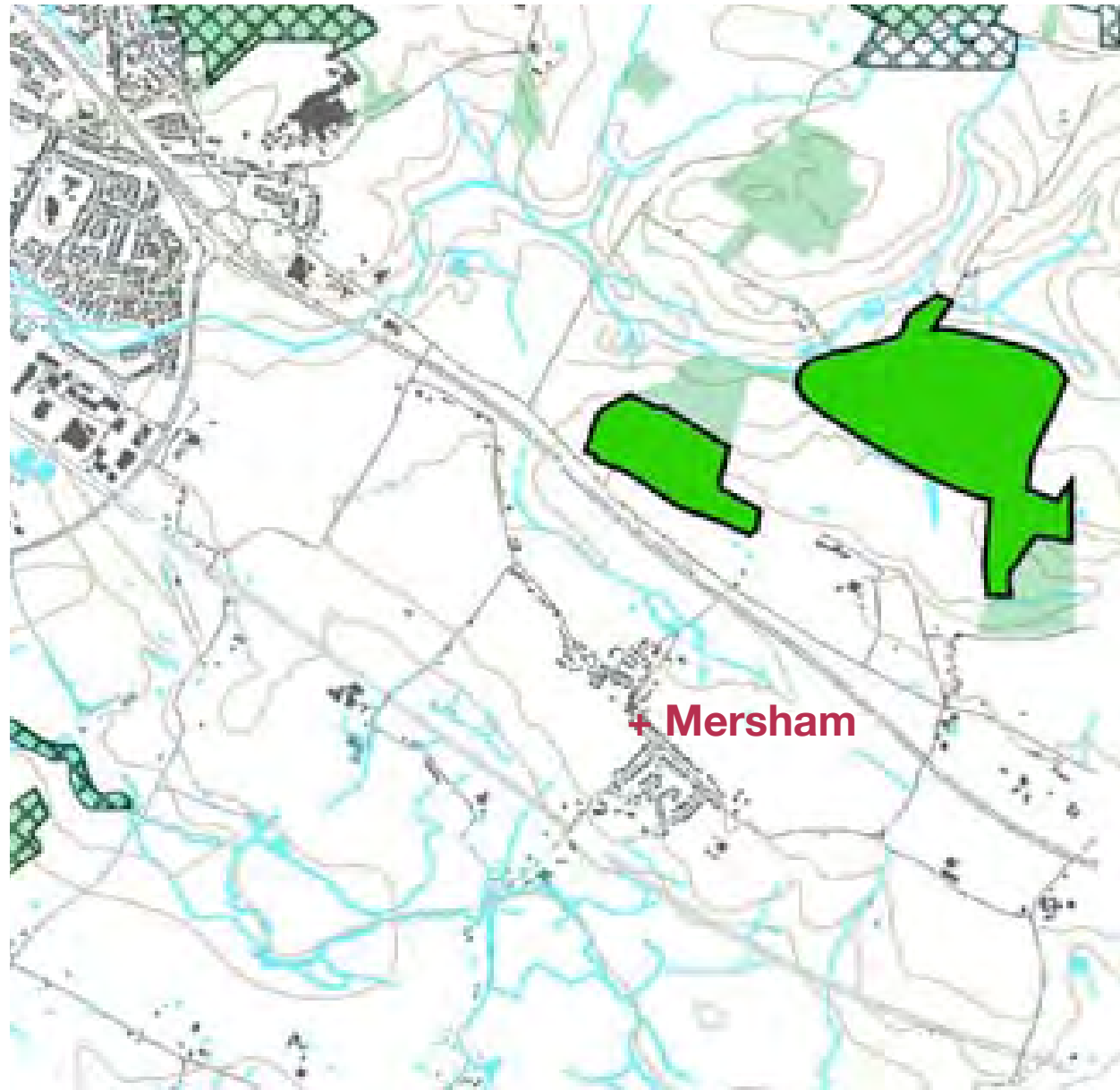
## Ecology

There are no designations here, and large agricultural fields with few field boundaries hold little value for wildlife. However, new planting or native species along the CTRL and advanced planting around the lorry park and M20 have potential. A roadside nature reserve has been established on part of High Field Lane may managing the verges for wild flowers. Highfield Lane and to a greater extend, Blind Lane are typical sunken lanes found in the greensand and have established hedges. An area of acid mire north of the village is a landscape signature of what SUDs measure might look like on the greensand and along with an associated pond will have value for wildlife.

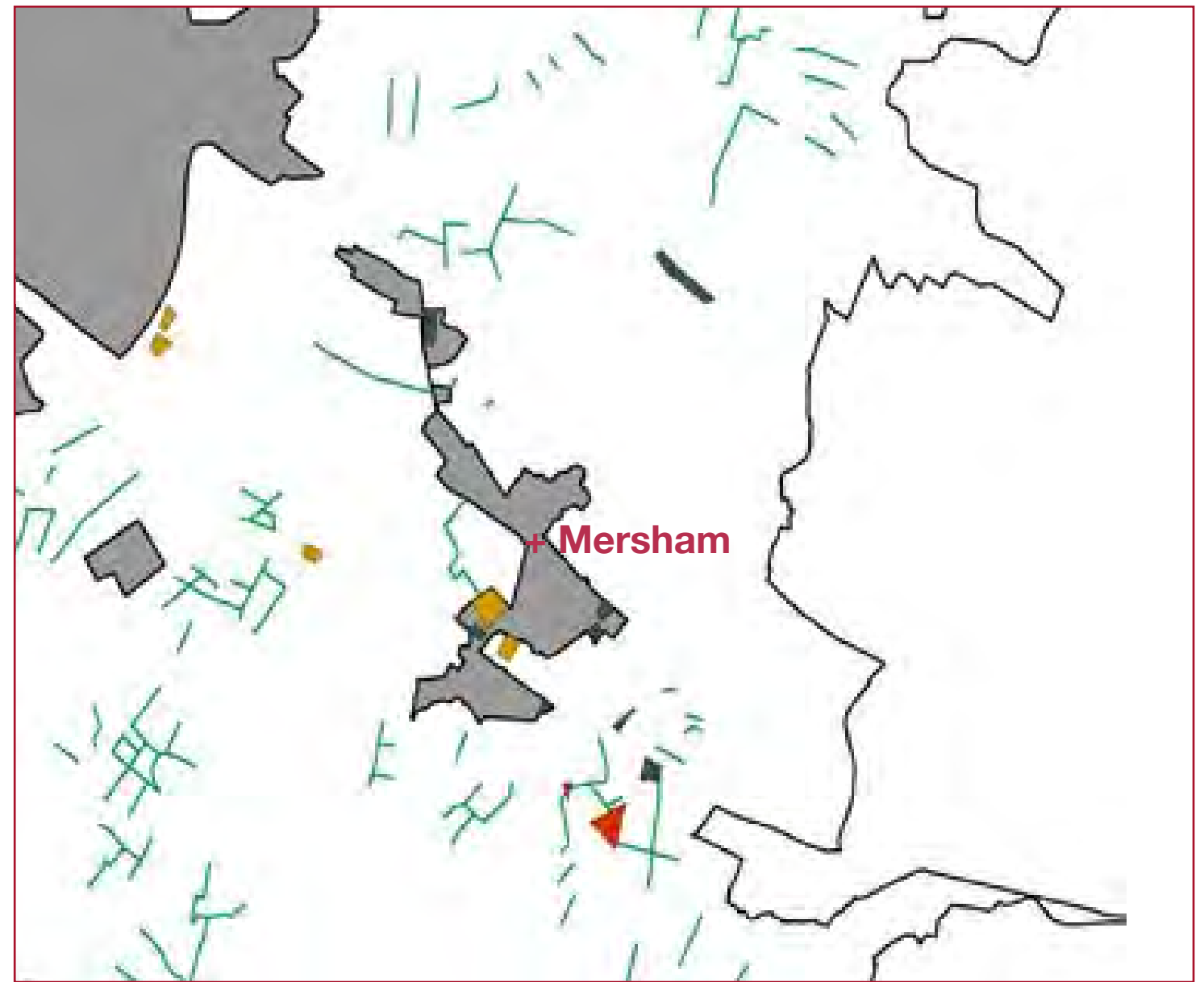
## Features lost since the 1870s

There has been some minor loss of hedgerows. The old plans revealed two orchards that were presumably associated with Court Lodge, which is now the area between the CTRL and Mersham. there are also remains of an orchard north of Sevington Church.





**Ecology**



**Features lost since 1870's**

There has been some minor loss of hedgerows. The old plans revealed two orchards that were presumably associated with Court Lodge, which is now the area between the CTRL and Mersham.





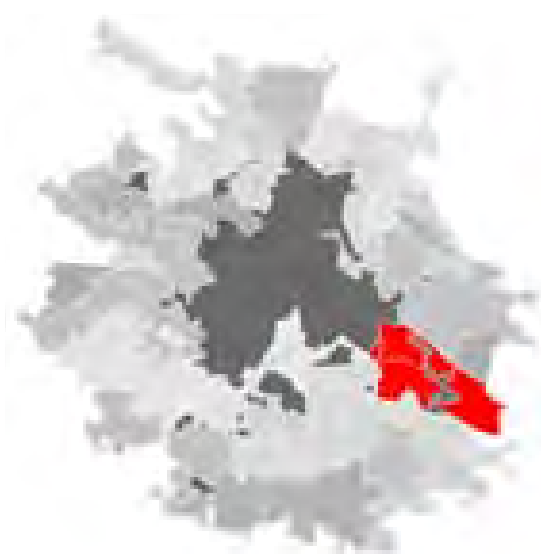
## Section 2 Assessment

# Assessment Summary

This county area sits to the south east of Ashford and is bounded by the M20 to the north and the CTRL to the south. The historic settlement of Mersham sits within the centre of the area and St. Mary's Church Sevington, with its distinctive tower is a local landmark to the west.

We have made some minor adjustments to the Kent CLA boundary to the south of the CTRL by including those higher areas that are part of the greensand ridge.

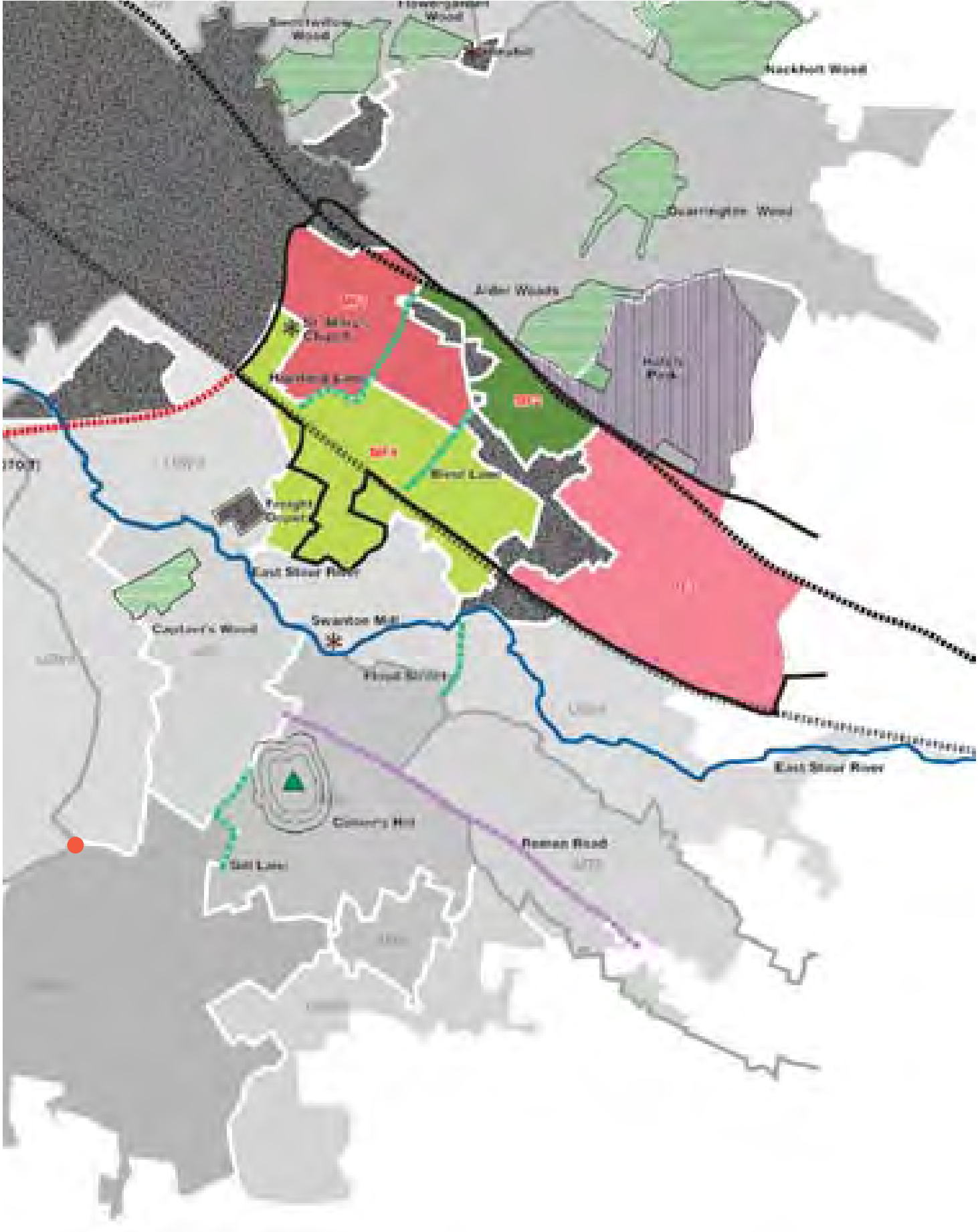
This is an open undulating farmed landscape of predominantly large arable fields that have lost hedges, but with some smaller scale pasture and intact hedges around Mersham. There are a few distinctive lanes such as Highfield Lane and sunken Blind Lane with high hedges but generally hedges remaining are gappy. Generally the views are open and long distance south towards the Aldington Ridge and Colliers Hill, west towards Ashford and east towards the North Downs. The M20 and Channel Tunnel Rail Link, although in cutting for the most part is audible throughout much of the area.



Location of Mersham Farmlands

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

Policy recommendation







Mixed farming with intact hedges to the north of Mersham (B11.1)



View across arable fields near Highfield lane (B1.15)



CHARACTERISTIC FEATURES	MF1	MF2	MF3	MF4
<b>Landuse</b>				
Farming	○	○	○	○
Recreation				
Parkland				
Woodland		○		
Business Park			○	
Industry				
<b>Topography</b>				
Flat	○			
Gently undulating				○
Rolling				
Steeply sloping		○		
Lakes/ ponds				
Streams/ dykes			○	
<b>Vegetation cover</b>				
Intact hedgerows			○	
Hedgerow trees			○	
Feature trees	○		○	
Evidence of hedgerow clearance				○
Evidence of woodland loss				
<b>Farming type</b>				
Predominantly arable	○			○
Mixed farming			○	
Mainly pasture		○		
Wet meadows				
<b>Local vernacular</b>				
Ragstone, pegtiles, ship lap				
Oast house				
<b>Visibility</b>				
Open long distance	○		○	
Intermittent		○		
Restricted				

## Distinctive Elements



## Key



## Church



## Historic Building



## Oast House



### Hilltop/ Scenic Views



## River Stour



## Green Lane



## Roman Road



## Woods



## Parks



### Flooded Gravel Pits



### Sevington Church (B1.7)

Described by John Newman in the West Kent and the Weald (1976) as being 'lonely and a little forlorn' St. Mary's Church and the spire in particular, is nonetheless a prominent feature in the Mersham landscape. The walls of the church date from Norman times.



### Blind Lane (B1.10)

A sunken lane within the surrounding pasture and arable landscape.

# Detractors



**Key**

	CTRL/ Eurostar Rail Line		M20
	Railway Line		Detractor
	A2070(T)		



**M20 (B11)**  
Noise from the motorway impacts onto the area despite the woodland screen planting



**CTRL (B19.7)**  
The CTRL has a strong visual impact in places where it is situated on embankment.





## Section 3 Fieldwork & Data Sheets

# MF 1 Sevington High Fields



Location of MF 1 within Mersham Farmlands

## District Landscape Type: MF 1 Sevington High Fields

Comprising: B1

### CHARACTERISTIC FEATURES

- Open arable farmland on gentle rise crossed by Highfield Lane (bounded with hedgerows) and dominated by Sevington Church.
- A line of poplars delineate the brook.
- The noise from the M20, CTRL and bypass is very apparent.

### ANALYSIS

#### Condition

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

Weak pattern of elements, interrupted by transport corridors.

#### Sensitivity

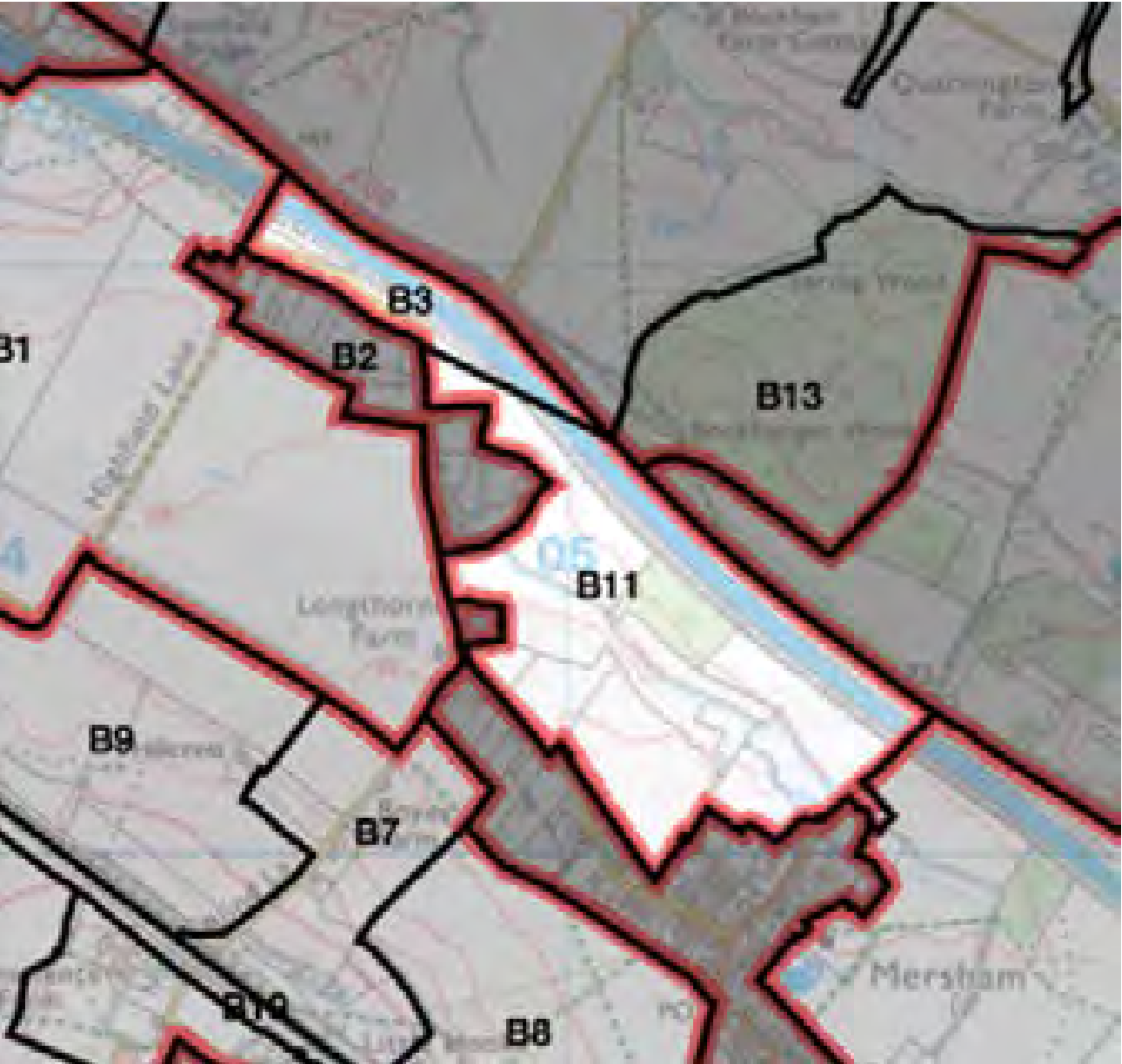
Sense of place:	low
Landform:	moderate
Extent of tree cover:	low
Visibility:	high

Weak sense of place with high visibility and long distance views to the North Downs.

### POLICY RECOMMENDATIONS

**create**  
- introduce tree belts and linear woodlands

# MF 2 Mersham Paddocks



Location of MF 2 within Mersham Farmlands

## District Landscape Type: MF 2 Mersham Paddocks

Comprising: B3, B11

### CHARACTERISTIC FEATURES

- Steep valley with sheep pasture and bog, poached gappy hedges, woodland plantation and edge planting to M20 in cutting.

### ANALYSIS

#### Condition

Pattern of elements:	high
Detracting features:	moderate (noise from M20)
Distinctiveness:	moderate
Cultural heritage:	high
Ecology:	high
Functionality:	moderate

A coherent simple pattern of intact elements. The land is not intensively cultivated or drained and has retained a sense of coherence over time. The bog is a valued semi-natural habitat.

#### Sensitivity

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

Distinctive with apparent sense of place and intermittent visibility.

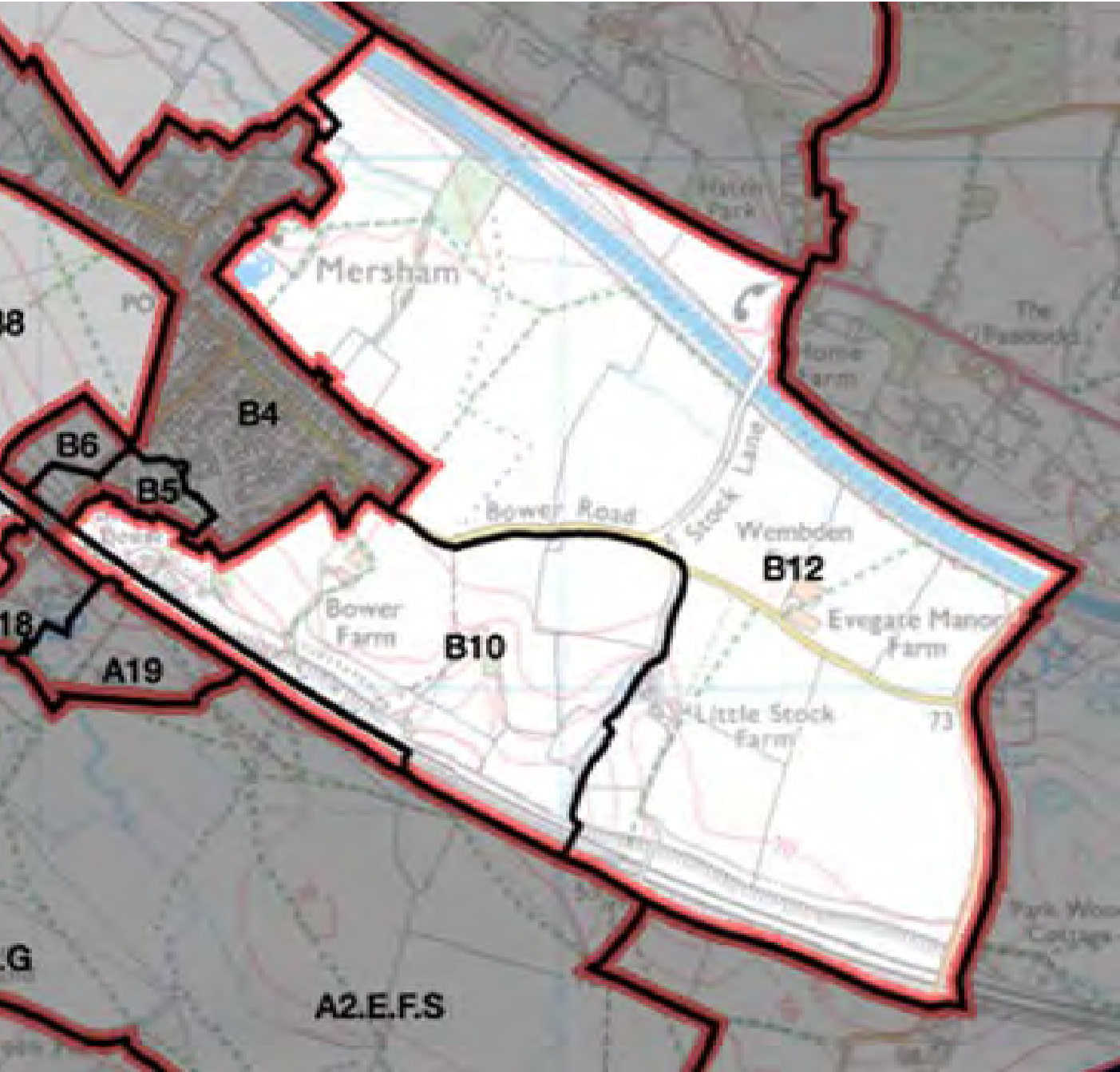
### POLICY RECOMMENDATIONS

#### conserve & restore

- conserve field pattern and sem-natural habitat
- restore poached hedges



# MF 3 Bower Road Farmlands



Location of MF 3 within Mersham Farmlands

## District Landscape Type: MF 3 Bower Road Farmlands

Comprising: B12, B10

### CHARACTERISTIC FEATURES

- Large open arable fields with some pasture around Bower Farm on the steeper slopes.
- Adjacent to Mersham the landscape is more intact with high hedgerows and trees, streams, poplar windbreak and fine block of alder coppice.
- Bower Road has fine high hedgerow in places.
- M20 and CTRL in cutting with new planting are well screened, but noise is apparent.
- Business Park at Wembden Farm is a local detractor.
- Long views south to Aldington Ridge but very restricted to west by woodland and poplars.

### ANALYSIS

#### Condition

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

A variable pattern of elements with predominance of intensively farmed arable land with some smaller scale pasture around Mersham with hedges and wetwoods. Noise from the transport corridors is a detractor.

#### Sensitivity

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

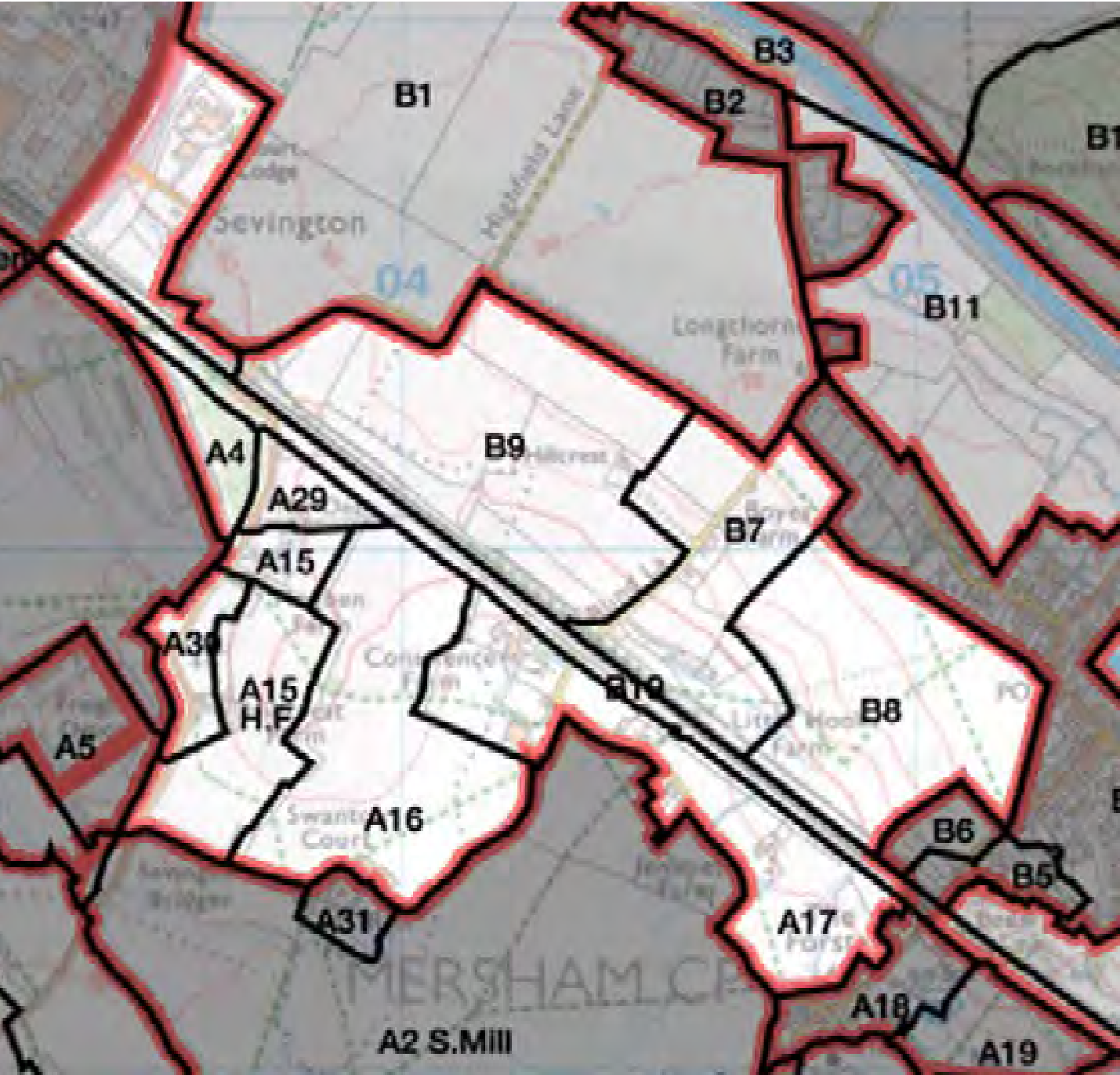
Overall the sense of place is weak. Visibility is high and the south especially is exposed to long range views.

### POLICY RECOMMENDATIONS

**restore & create**  
- restore hedges



# MF 4 West Mersham Farmlands



Location of MF 4 within Mersham Farmlands

## District Landscape Type: MF 4 West Mersham Farmlands

Comprising: A4, A15, A15 Hillcrest Farm, A16, A17, A29, A30, B7, B8, B9, B19

### CHARACTERISTIC FEATURES

- A group of farms with gentle open undulating arable fields with gappy hedgerows and some paddocks adjacent to the farm buildings.
- The sunken lanes, such as Blind Lane have high mature hedges and the area to the west has a wooded feel with small mixed woodland adjacent to the CTRL.
- The CTRL is on embankment in places and is particularly prominent.

### ANALYSIS

#### Condition

Pattern of elements:	moderate
Detracting features:	high
Distinctiveness:	low
Cultural heritage:	moderate (better to south)
Ecology:	low
Functionality:	moderate

Fragmented pattern but intact to some degree to the south. The CTRL is visible in places and audible throughout.

#### Sensitivity

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

The sense of place has been eroded by the CTRL and the intensive farming. Around the farms views are restricted by dense planting (some tall leylandii hedges) and high hedgerows to lanes, but otherwise views are generally open and long distance to south towards Aldington Ridge and Colliers Hill and west towards Ashford.

### POLICY RECOMMENDATIONS

**conserve & create**  
- re-establish the charcter of the south to the north



# Mersham Farmlands

## **MF1:** Sevington High Fields

Date: 04/10/04      Location: B1 E of Sevington Church      Map reference: TR043407

<b>Context:</b> Kent LCA: Mersham Farmlands HLT: 1.9 Small regular with straight boundaries			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAPHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> Falling away to north	<b>Views Out</b> Long range, open
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Alders and willows in valley	<b>Views Within</b> long range
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant Unenclosed	Key visual elements Gappy hedges and stock fencing	<b>Pattern</b> Irregular, long
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant Apparent Insignificant <b>Unsettled</b>	<b>Key visual elements</b> Sevington Church (out of parcel)	<b>Seasonal variation</b>
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>	Streamside trees		<b>Species associations</b>
<b>Farm type</b>	Primary Arable		<b>Other</b> Neglected pasture
<b>Woodlands</b>	<b>Heritage features</b>		<b>Species</b>
<b>Hedgerow trees</b>	<b>Heritage features</b>		<b>Species</b> ash
<b>Other trees</b>	<b>Heritage features</b> Streamside trees		<b>Species</b> Willow, poplar
<b>Field Boundaries</b>	<b>Heritage features</b> Change in level c. 1m		<b>Species</b> Bullace, hazel, hawthorn, blackthorn, field maple, rose
<b>Highways</b>	<b>Verges</b> Steep sided to lane		<b>Other features</b> FP to church
<b>Buildings</b>	<b>Villages</b>		<b>Farmsteads</b>
<b>Other features</b>	Orchard indicated on OS map no longer present		

B1 ctd.

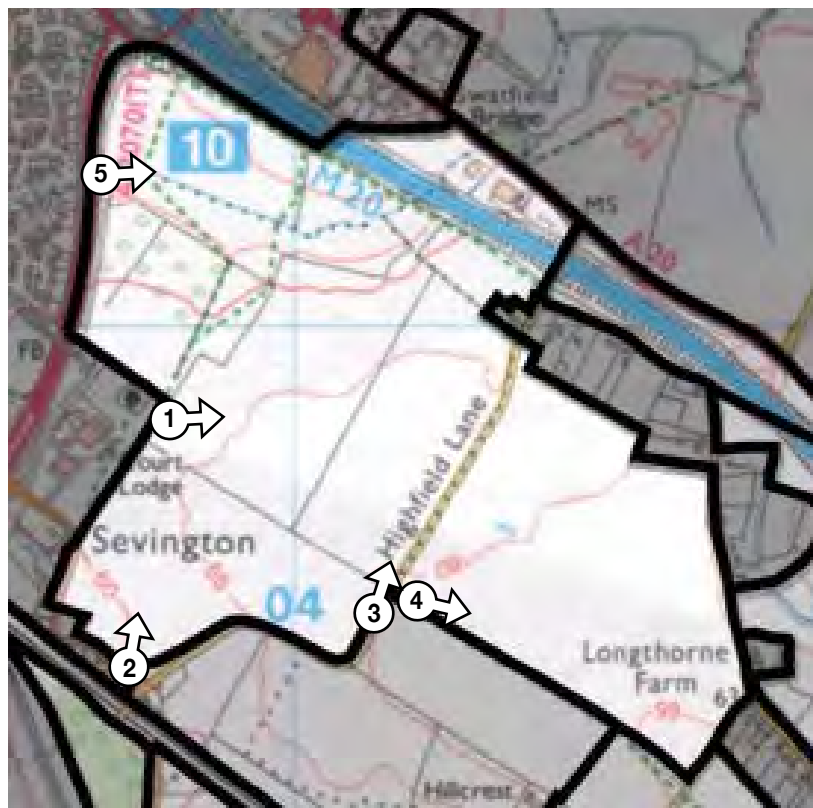
<b>Brief description:</b> Open views on crest of gentle rounded crest. Arable field. Dominated by spire of Sevington Church and noise of bypass which is very apparent. Views to Downs. Line of poplars by brook. Well maintained hedge on part of Highfield Lane which is sunk into landscape.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Noise from bypass Noise from CTRL Lane, power lines, streamside planting				<i>Intact</i> <b>Interrupted</b> <i>Fragmented</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habit</b>	<b>Ecological corridors</b> stream corridor and hedgerows to Highfield Lane		<i>High</i>  <i>Moderate</i>  <b>Low</b>	
<b>Intensity of land use</b> High (arable)				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	<b>Extent</b> Limited to stream corridor	<b>Age structure</b>	<i>Good</i> <i>Variable</i> <b>Poor</b>	
<b>Field Boundaries</b>	Only Highfield lane: sunken and sporadic boundary hedge – hawthorn, ash and hazel standards. New hedge and HRT planting near CTRL			<i>Good</i> <i>Variable</i> <b>Poor</b>
<b>Other features</b>				<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<b>High</b> <i>Moderate</i> <i>Low</i>



B1.1

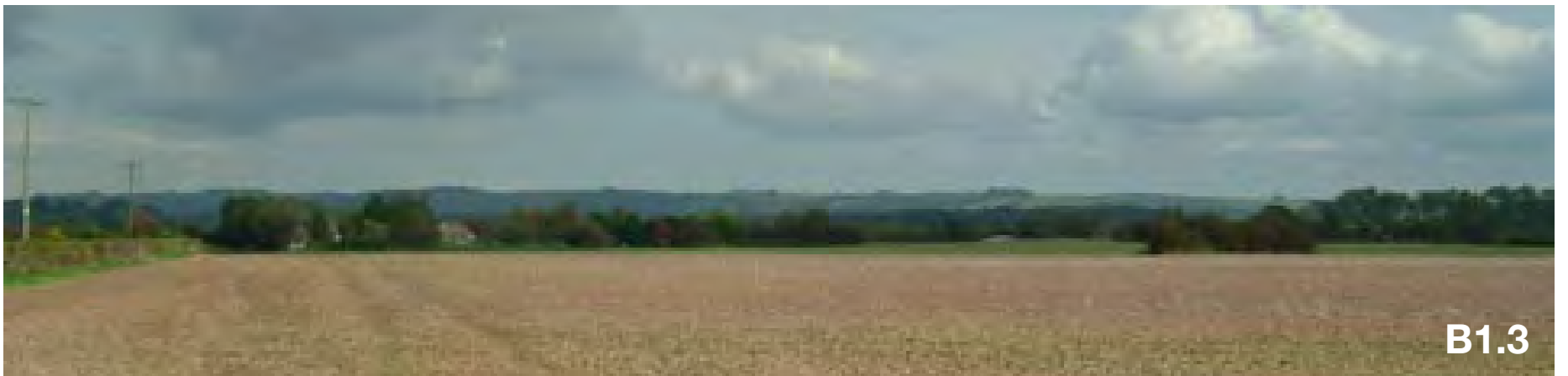


B1.2

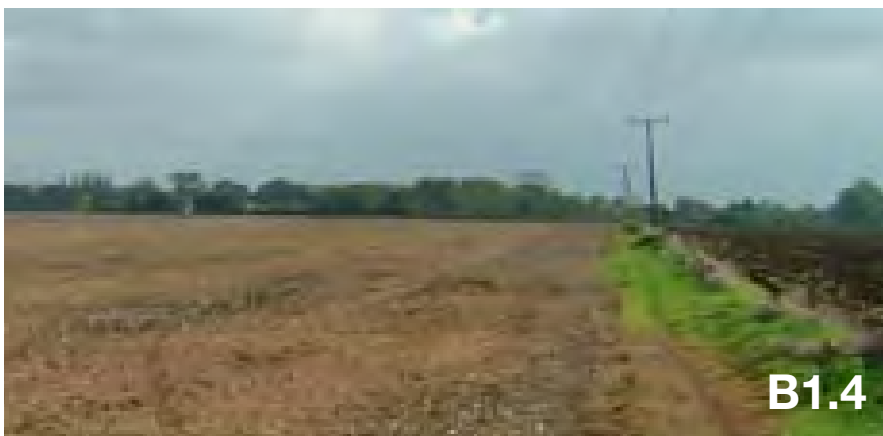


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B1.3



B1.4



B1.5



# Mersham Farmlands

## **MF2:** Mersham Paddocks

Date: 08/10/04

Location: B3 M20 cutting

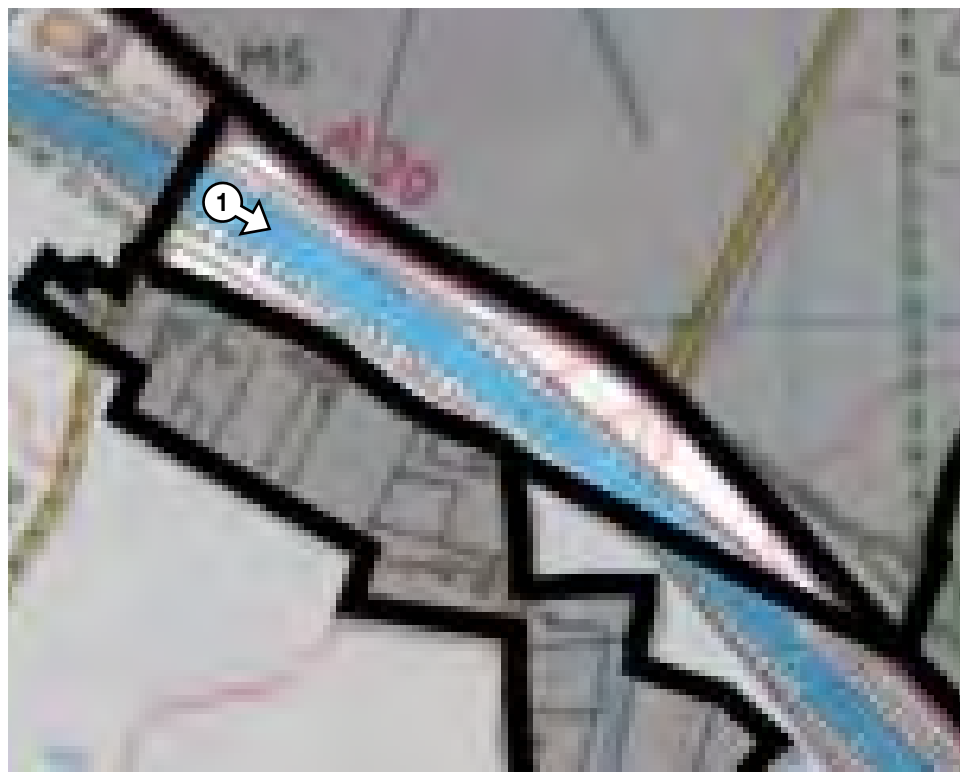
Map reference: TR047409

<b>Context:</b>  <b>Kent LCA:</b> Mersham Farmlands <b>HLT:</b> 1.6 Rectilinear with wavy boundaries			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAPHY</b>	<b>Dominant</b> Apparent Insignificant	<b>Landform</b> Cutting for M20	<b>Views Out</b> Linear along road, view from Highfield Lane bridge
<b>TREE COVER</b>	<b>Dominant</b> <b>Apparent</b> Insignificant	<b>Key visual elements</b> well planted banks to cutting	<b>Views Within</b> linear along road
<b>ENCLOSURE PATTERN</b>	<b>Dominant</b> Apparent Insignificant Unenclosed	<b>Key visual elements</b> Enclosed cutting	<b>Pattern</b> n/a
<b>SETTLEMENT &amp; LANDUSE</b>	<b>Dominant</b> Apparent Insignificant Unsettled	<b>Key visual elements</b> motorway	<b>Seasonal variation</b>
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>			<b>Species associations</b>
<b>Farm type</b>	<b>Primary</b>		<b>Other</b>
<b>Woodlands</b>	<b>Heritage features</b>		<b>Species</b>
<b>Hedgerow trees</b>	<b>Heritage features</b>		<b>Species</b>
<b>Other trees</b>	<b>Heritage features</b>		<b>Species</b>
<b>Field Boundaries</b>	<b>Heritage features</b>		<b>Species</b>
<b>Highways</b>	<b>Verges</b> Mixed woodland planting and area of grassy bank		<b>Other features</b> Highfield Lane bridge
<b>Buildings</b>	<b>Villages</b>		<b>Farmsteads</b>
<b>Other features</b>			

B3 ctd.

<b>Brief description:</b> Thin strip of land including motorway and steep sides to cutting. Mostly well planted with mixed local native spp. and an area of grass/tall herb facing west.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
Motorway corridor not seen from outside parcel  <b>Detractors:</b>  Motorway				<b>Intact</b> <i>Interrupted</i> <i>Fragmented</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habit</b> Verges		<b>Ecological corridors</b> Verges		<i>High</i>  <b>Moderate</b>  <i>Low</i>
<b>Intensity of land use</b> High				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	<b>Extent</b> Young plantations	<b>Age structure</b> Young, < 20 years	<b>Good</b> <i>Variable</i> <i>Poor</i>	
<b>Field Boundaries</b>				<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Other features</b>	Motorway!			<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<i>High</i> <i>Moderate</i> <i>Low</i>





### Photograph locations/ direction

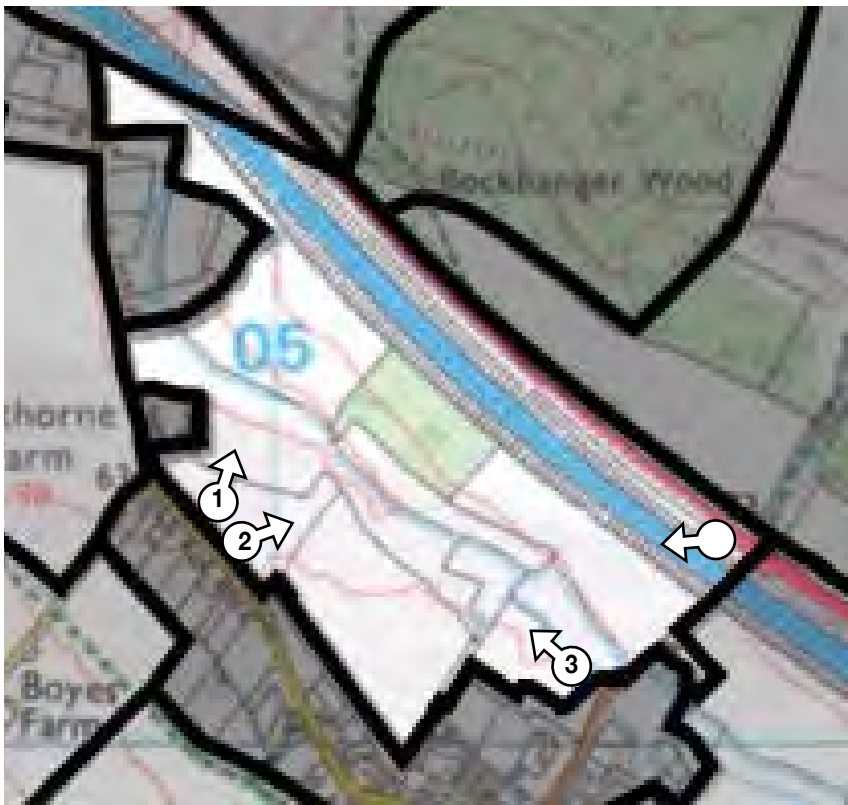
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Date: 08/10/04      Location: B11 N of Mersham      Map reference: TR053404

<b>Context:</b>  Kent LCA: Mersham Farmlands HLT: 1.9 Small regular with straight boundaries			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> Falls away NE towards M20	<b>Views Out</b> to north
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Plantation, hedges	<b>Views Within</b> open
<b>ENCLOSURE PATTERN</b>	<b>Dominant</b> Apparent Insignificant Unenclosed	<b>Key visual elements</b> Poached hedge, wood	<b>Pattern</b>
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant Apparent Insignificant <b>Unsettled</b>	<b>Key visual elements</b>	<b>Seasonal variation</b> Deciduous
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>	Ponds, stream		<b>Species associations</b> Alder
<b>Farm type</b>	<b>Primary</b> Pasture		<b>Other</b> Juncus
<b>Woodlands</b>	<b>Heritage features</b> Plantation, 15 yrs old		<b>Species</b> Sweet chestnut coppice
<b>Hedgerow trees</b>	<b>Heritage features</b>		<b>Species</b> Hawthorn, field maple
<b>Other trees</b>	<b>Heritage features</b>		<b>Species</b> Alder by pond
<b>Field Boundaries</b>	<b>Heritage features</b> Hedge		<b>Species</b> Hawthorn dominant, elm, clematis, dogwood, elder, hazel, wych elm
<b>Highways</b>	<b>Verges</b> Adjacent lane		<b>Other features</b> Mixed woodland belt: pine, sycamore, oak, cherry
<b>Buildings</b>	<b>Villages</b>		<b>Farmsteads</b>
<b>Other features</b>			

B11 ctd.

<b>Brief description:</b>  Medium sized parcel of sheep pasture with poached, gappy hedges. Small block of plantation woodland in centre of parcel. The M20 runs NW to SE through the area.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Bungalows				<b>Intact</b> <i>Interrupted</i> <i>Fragmented</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habit</b> Trees	<b>Ecological corridors</b> Hedge		<i>High</i>  <i>Moderate</i>  <b>Low</b>	
<b>Intensity of land use</b> Low				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	<b>Extent</b> Adjacent willow, ash	<b>Age structure</b> Mature	<i>Good</i> <b>Variable</b> <i>Poor</i>	
<b>Field Boundaries</b>				<i>Good</i> <i>Variable</i> <b>Poor</b>
<b>Other features</b>				<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b>  Bungalow	<b>Siting</b>  Adjacent	<b>Design</b>  Modern	<b>Extent</b>	<i>High</i> <i>Moderate</i> <i>Low</i>



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# Mersham Farmlands

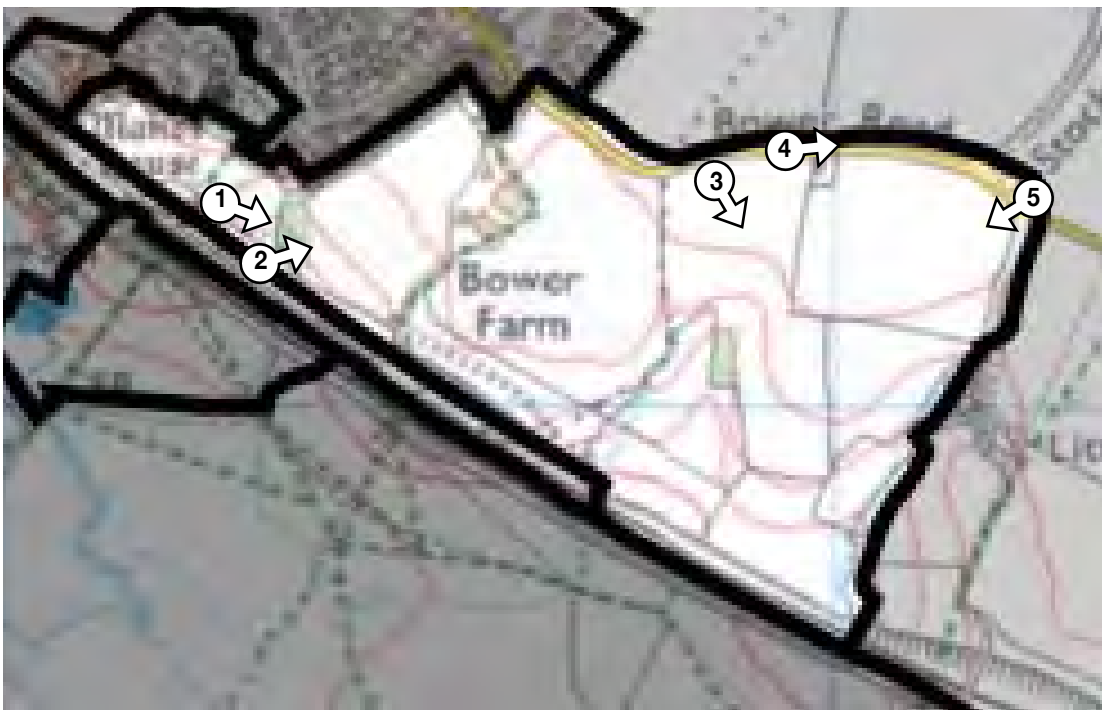
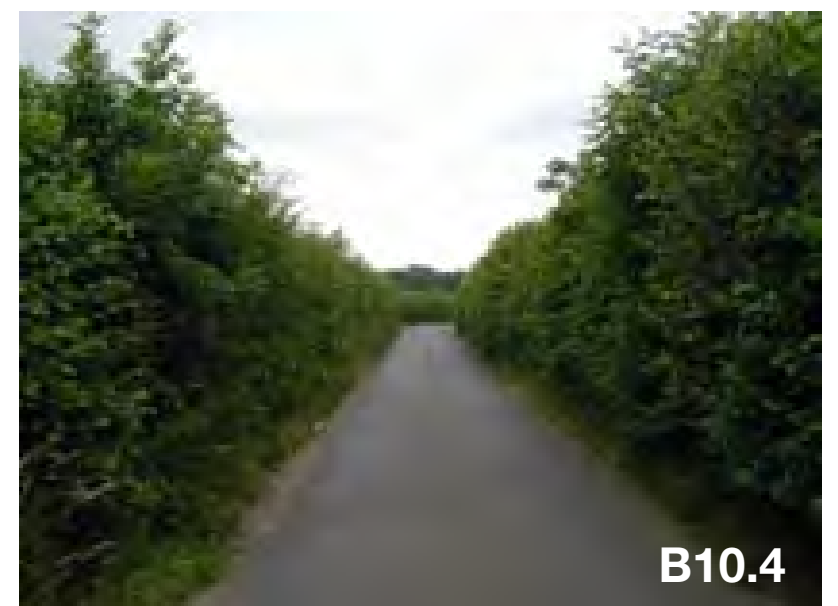
## **MF3:** Bower Road Farmlands

Survey Date: 25.11.04    Reference: B10    Location: E of Mersham Church    Surveyors: AK/MG

Study Sector:		Sevington    (Map ref: TR055392)	
County Landscape Character Area:		Mersham Farmlands	
Historic Landscape Type:		1.15 Small rectilinear with wavy boundaries	
Boundaries:		To N: Mersham village and arable of B12. To E: B12, To S: CTRL and arable of A2. Scattered settlement to S	
TOPOGRAPHY	Apparent	Landform gently sloping to CTRL	Views out (long/short/restricted) long views S, overlooked by Mersham Church
TREE COVER	Apparent	Key visual elements Scattered woodland blocks	Views within (filtered/framed/open/restricted) Open
ENCLOSURE PATTERN	Apparent	Key visual elements Stock fence	Pattern and scale Medium – historic small pattern now lost
SETTLEMENT & BUILT FEATURES	Apparent	Key visual elements Bower Farm. Highfield – white weatherboarding house	Pattern
LANDUSE	Apparent	Key visual elements Grazing	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds		Species associations
Landuse/farm type	Primary Grazing (sheep)		Other
Woodlands	Coppice/plantation Small woodland blocks. New planting along CTRL embankment		Species Alder, ash, oak
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Scattered hedgerow trees, some linear strips (notable to E boundary)		Species Ash, oak, remnant hawthorn
Field boundaries	Hedges/ditches/stock fence/electric stock fence, hedge along Bower Rd. Poached in places		Species Elder, willow, rose, dogwood, hazel, hawthorn, blackthorn, field maple
Highways and footpaths	Major road/railway/local road/footpath/no public access CTRL to southern boundary, Bower Rd to N boundary.		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Bower farm, Highfield.		Urban edge/pylons/masts/new housing CTRL to S boundary
Other features (such as moats)			

Reference: B10 ctd.

<b>Brief summary description:</b>  Medium sized parcel located to the SE of Mersham and overlooked by Mersham Church to west. Comprises Bower Farm and smaller farm house at Highfield and associated sheep-grazed pasture. The land falls away to the south where the parcel is bounded by the CTRL and access track with newly planted embankment. The parcel contain scattered small blocks of woodland including small alder woodland to the west. The historic field pattern has been largely lost to the W, replaced by stock fencing, but is better to the E, especially along the boundary to Bower Rd and The E boundary. Notable section of poached hedge to NE of Bower farm. Fine long views S from the N of Parcel.				
<b>Visual context and unity</b> – <i>assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance</i>				
CTRL and access track. Evidence of Hedgerow clearance interrupts historic character				<i>Interrupted</i>
<b>Ecological integrity</b> – <i>how well does this area of countryside function as a habitat for wildlife?</i>				
<b>Extent of semi-natural habitat and patches</b> Improved grassland Small block of woodland		<b>Ecological corridors and networks</b> CTRL embankment with new planting Strong cont. hedgerow along Bower Rd. and E boundary		<i>Low + (Due to woodland blocks and some thick hedgerows)</i>
<b>Intensity of land use and habitat trend</b> Moderate – Mainly intensive grazing				
<b>Condition of heritage features</b> – <i>assess current condition and make note of vulnerability to change</i>				
<b>Tree Cover</b>		<b>Age structure</b> New planting, mature woodland		<i>Good</i>
<b>Field Boundaries</b>		<b>Survival of historic field pattern and condition</b> Historical pattern lost. Stronger (more intact) to E		<i>Variable</i>
<b>Other features</b>				
<b>Impact of built development</b> – <i>how well does modern development respect local vernacular, character and sense of place</i>				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	
CTRL	In cutting	New planting on embankment		<i>Moderate</i>



### Photograph locations/ direction

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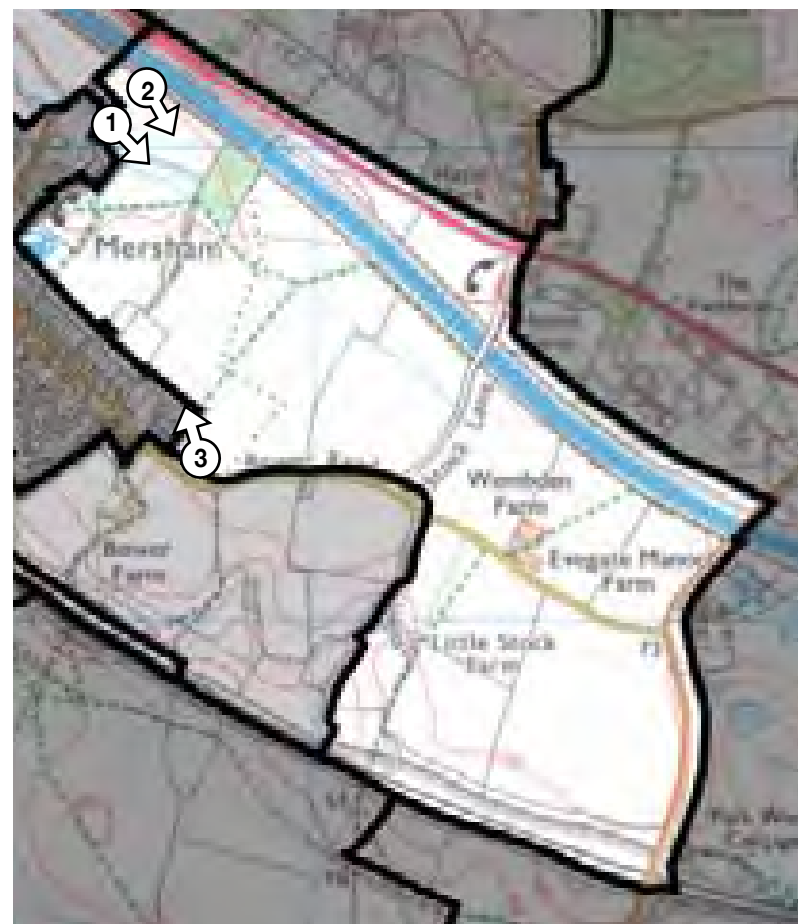
Survey Date: 21.07.05    Reference: B12    Location: E of Mersham    Surveyors: YH/MG

Study Sector:		Sevington (Map ref: TR055397)	
County Landscape Character Area:		Mersham Farmlands	
Historic Landscape Type:		1.6 Rectilinear with wavy boundaries	
Boundaries:		Mersham to SW; M20/A20 to N then Hatch park, Study boundary to E; B10 and study boundary to S	
TOPOGRAPHY	Apparent	Landform	Views out (long/short/restricted) Long views to E and S from E part of parcel, very restricted to W by woodland and poplars
TREE COVER	Apparent	Key visual elements Poplar windbreak and woodland block	Views within (filtered/framed/open/restricted)
ENCLOSURE PATTERN	Apparent Insignificant	Key visual elements Locally to N Very well screened in embankment	Pattern and scale
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements M20 to N, business-centre at Wembden farm and Little Home Farm, CTRL in cutting to S	Pattern
LANDUSE	Dominant	Key visual elements Arable	Seasonal variation With crop
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Small pond to W; Streams		Species associations White willow, alder, goatwillow
Landuse/farm type	Primary Arable		Other Small grazing paddock to NW, Sheep paddock near M20Improved grassland
Woodlands	Coppice/plantation Small block of woodland – alder coppice (good buffer strip btw arable to S and E		Species Oak, alder, ash, hawthorn, elder, sweet chestnut.
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Linear windbreak – poplar; h'row trees, few isolated oaks, new native planting along M20 and CTRL		Species Oak, sycamore, ash
Field boundaries	Hedges/ditches/stock fence/electric Good high h'row along Bower Rd; Strong h'rows – very high and diverse in places. High along M20; some stock fences		Species Hawthorne, blackthorne, hazel, holl, F. maple
Highways and footpaths	Major road/railway/local road/footpath/no public access M20 to N crossed by Stock lane and other local roads. CTRL to S in cutting		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Wembdon Farm business centre.		Urban edge/pylons/masts/new housing M20 and A20 to N, CTRL to S
Other features (such as moats)			

Reference: B12

<b>Brief summary description:</b> Large parcel enclosed by M20 to N, village of Mersham to W and CTRL to S. Dominated by open arable farmland with some h'row loss. Parcel remain intact to NW where it is characterised by high h'row and trees, streams, a poplar windbreak and fine block of alder coppice with mixed standards. M20 is extremely well screened by high h'row and design, resulting in a surprisingly low impact overall. CTRL is also in cutting to S and has some new planting that will mature and screen. Business Park at wembdon Farm is a local detractor. Bower Rd runs E/W and has fine high h'row in places. Long views S to Aldington Ridge from E section.				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
M20 to N, in cutting and well screened by high h'row and new planting. Wembdon business centre is a local detractor. CTRL to S in cutting – new native tree planting will mature and screen. Intact section to W with woodland and poplar belt.				Interrupted
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habitat and patches</b> Woodland to NW (alder coppice dominant) Very small rough pasture paddock		<b>Ecological corridors and networks</b> Streams and h'rows esp. to NW		Moderate - due to woodland in NW, elsewhere low.
<b>Intensity of land use and habitat trend</b> Mainly intensive arable				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>		<b>Age structure</b> mature woodland and h'row trees. Younger planting along M20 and CTRL		Good
<b>Field Boundaries</b>		<b>Survival of historic field pattern and condition</b> Historic pattern more apparent to NW; evidence of h'row clearance elsewhere		Variable
<b>Other features</b>				
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
Type M20	Siting To N	Design in cutting with new planting. Breeze block and brick. Asbestos warehouses	Extent Local visual impact only, some noise to N Localised with some screening	Moderate
Wembdon business centre	To E			





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# Mersham Farmlands

## **MF4:** West Mersham Farmlands

Date: 17.09.04                      Location: A4 Wood South of Sevington    Map reference: TR037403

<b>Context:</b>  Kent LCA: Upper Stour Valley HLT: 4.5 19 <sup>th</sup> century plantations general			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAPHY</b>	Dominant Apparent <b>Insignificant</b>	<b>landform</b>	<b>Views Out</b> North to railway, East thick hedgerow of lane, west across former railway sidings and gravel works to A2
<b>TREE COVER</b>	<b>Dominant</b> Apparent Insignificant	<b>Key visual elements</b>	<b>Views In</b> Thick undergrowth
<b>ENCLOSURE PATTERN</b>	Dominant Apparent Insignificant <b>Unenclosed</b>	<b>Key visual elements</b>	<b>Pattern</b>
<b>SETTLEMENT &amp; LANDUSE</b>	<b>Dominant</b> Apparent Insignificant <b>Unsettled</b>	<b>Key visual elements</b> Woodland	<b>Seasonal variation</b> Yes
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>		<b>Species associations</b>	
<b>Farm type</b>	<b>Primary</b>	<b>Other</b>	
<b>Woodlands</b>	<b>Heritage features</b>	<b>Species</b> Poplar, Willow, Alder, Thorn, Field maple, Ash, Hazel, Oak to east	
<b>Hedgerow trees</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Other trees</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Field Boundaries</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Highways</b>	<b>Verges</b>	<b>Other features</b>	
<b>Buildings</b>	<b>Villages</b>	<b>Farmsteads</b>	
<b>Other features</b>			

A4 ctd.

<b>Brief description:</b> Small triangular woodland bounded by railway and lane between Sevington and Cheeseman's Green and former railway sidings over bund. Active regeneration on western edge with mature mixed woodland to East with strong understorey. Hedge on lane				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Dumping to northern fringe, especially in gateway from lane				<b>Intact</b> Interrupted Fragmented
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habit</b> Continuous small patch	<b>Ecological corridors</b>		<b>High</b>  Moderate  Low	
Intensity of land use: Low				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	<b>Extent</b> Continuous	<b>Age structure</b> Mixed, younger regeneration to west with pioneer species	<b>Good</b> Variable Poor	
<b>Field Boundaries</b>				<b>Good</b> Variable Poor
<b>Other features</b>				<b>Good</b> Variable Poor
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<b>High</b> Moderate Low



A4.1



A4.2

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ASHFORD LANDSCAPE CHARACTER ASSESSMENT  
FIELD STUDY SHEET 1

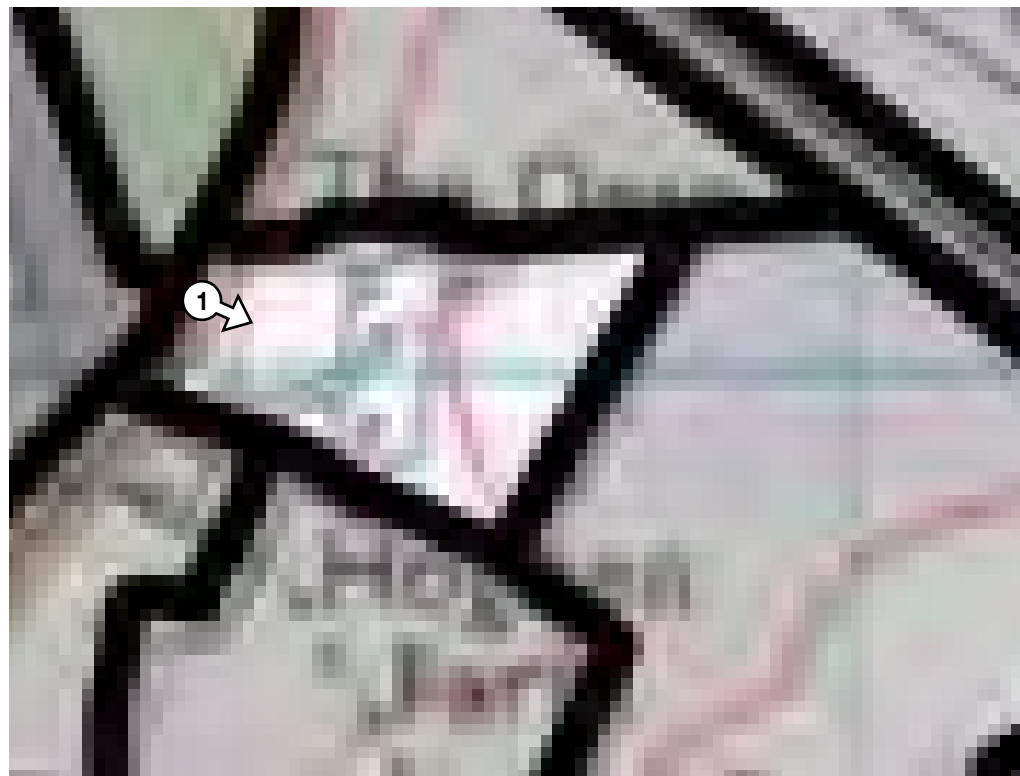
**Date:** 17.9.04                      **Location:** A15 North - South of The Dean                      **Map reference:** TR 038400

<b>Context:</b>  Kent LCA: Mersham Farmlands HLT: 9.2 Scattered settlement with paddocks (1810 extent)			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAPHY</b>	Apparent	Landform gently rising away from road	Views Out restricted by tree cover & landform
<b>TREE COVER</b>	Dominant	Key visual elements former orchard, freestanding riverside trees	Views In Under tree canopy med-long
<b>ENCLOSURE PATTERN</b>	Apparent	Key visual elements Post & rail stock fencing. Thick hedge along lane and to south	Pattern small, irregular paddocks
<b>SETTLEMENT &amp; LANDUSE</b>	Apparent	Key visual elements Grazing paddock/orchard with scattered small holdings	Seasonal variation Yes
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary Pasture	Other	
Woodlands	Heritage features		Species
Hedgerow trees	Heritage features Scattered ash		Species
Other trees	Heritage features Varied		Species Birch, apple, pear, willow, alder, plane etc.
Field Boundaries	Heritage features Hedgerow on lane & stock proof railing		Species Hazel, field maple, dogwood
Highways	Verges Thick hedgerow along lane		Other features
Buildings	Villages		Farmsteads Period cottages
Other features			

ASHFORD LANDSCAPE CHARACTER ASSESSMENT  
FIELD STUDY SHEET 2

**A15 North ctd.**

<b>Brief description:</b>  Small enclosed area of gently sloping grazing pasture and remnant orchard with scattered domestic smallholdings & widespread trees & thick hedges and boundary. Well managed.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b>				<i>Intact</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit		Ecological corridors		
Limited to boundary hedgerow		Hedgerows to west along lane & south		<i>Moderate</i>
Intensity of land use Moderate – limited grazing				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	Extent Free standing, well scattered	Age structure Mixed		<i>Variable</i>
<b>Field Boundaries</b>	Thick hedges and post & rail stock fencing			<i>Good</i>
<b>Other features</b>				
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	



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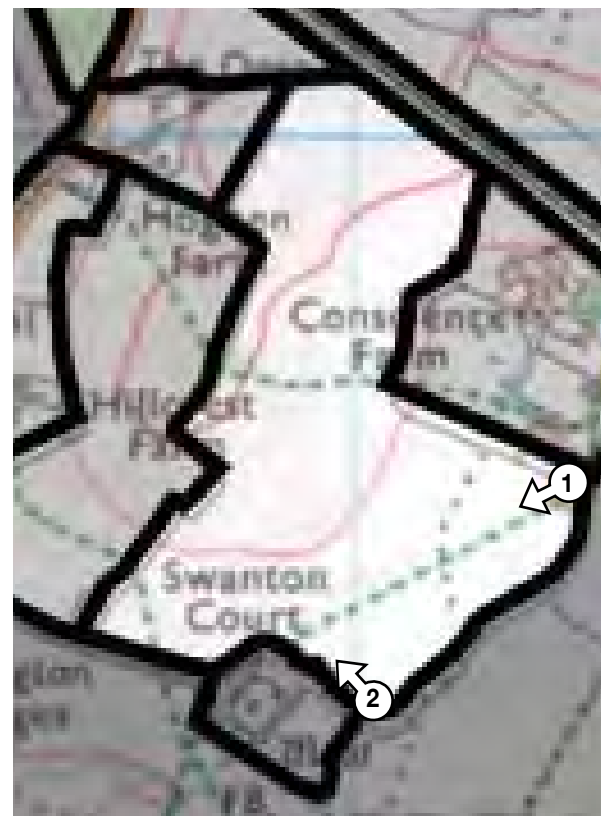
Date: 17.09.04                      Location: A16 West of Conscience Farm                      Map reference: TR040397

<b>Context:</b>  Kent LCA: Mersham Farmlands HLT: 1.6 Rectilinear with wavy boundaries (late medieval to 17 <sup>th</sup> /18 <sup>th</sup> century enclosure)			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> Gently undulating, Rising to North west	<b>Views Out</b> North to Sevington church, East concealed to farmsteads of The Forstal, South to Colliers Hill, West glimpses of farmland through strong tree groups
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Localised to edges- clumps around farms	<b>Views In</b> Very open
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Remnant hedges and stock fencing	<b>Pattern</b> Rectilinear
<b>SETTLEMENT &amp; LANDUSE</b>	<b>Dominant</b> Apparent Insignificant	<b>Key visual elements</b> Arable farmland	<b>Seasonal variation</b> Crop
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>	Wooded pond or pit on West boundary		<b>Species associations</b> willow
<b>Farm type</b>	<b>Primary</b>		<b>Other</b>
<b>Woodlands</b>	<b>Heritage features</b>		<b>Species</b>
<b>Hedgerow trees</b>	Heritage features Remnants		<b>Species</b> Oak, Willow, Ash
<b>Other trees</b>	<b>Heritage features</b>		<b>Species</b>
<b>Field Boundaries</b>	<b>Heritage features</b> Hedgerow, stock fencing, track gappy		<b>Species</b> Thorn
<b>Highways</b>	<b>Verges</b>		<b>Other features</b>
<b>Buildings</b>	<b>Villages</b>		<b>Farmsteads</b>
<b>Other features</b>			

A16 ctd.

<b>Brief description:</b> Undulating arable farmland, very open, surrounded by farmsteads to East to West, CTRL corridor to North, A2 farmland to South.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> CTRL power lines evident to north boundary, but well concealed. Evidence of hedge clearance.				<b>Intact</b> <i>Interrupted</i> <i>Fragmented</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habit</b> Remnant hedgerow with patches of woodland on exterior. To woodland pit/pond that has considerable local value	<b>Ecological corridors</b> gappy hedgerow		<i>High</i>  <i>Moderate</i>  <b>Low</b>	
<b>Intensity of land use</b> High - arable				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	<b>Extent</b> Localised to boundary hedgerows	<b>Age structure</b> Predominantly mature hedgerows	<i>Good</i> <b>Variable</b> <i>Poor</i>	
<b>Field Boundaries</b>	Gappy remnant hedgerows & stock fencing			<i>Good</i> <i>Variable</i> <b>Poor</b>
<b>Other features</b>				<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<i>High</i> <i>Moderate</i> <i>Low</i>





### Photograph locations/ direction

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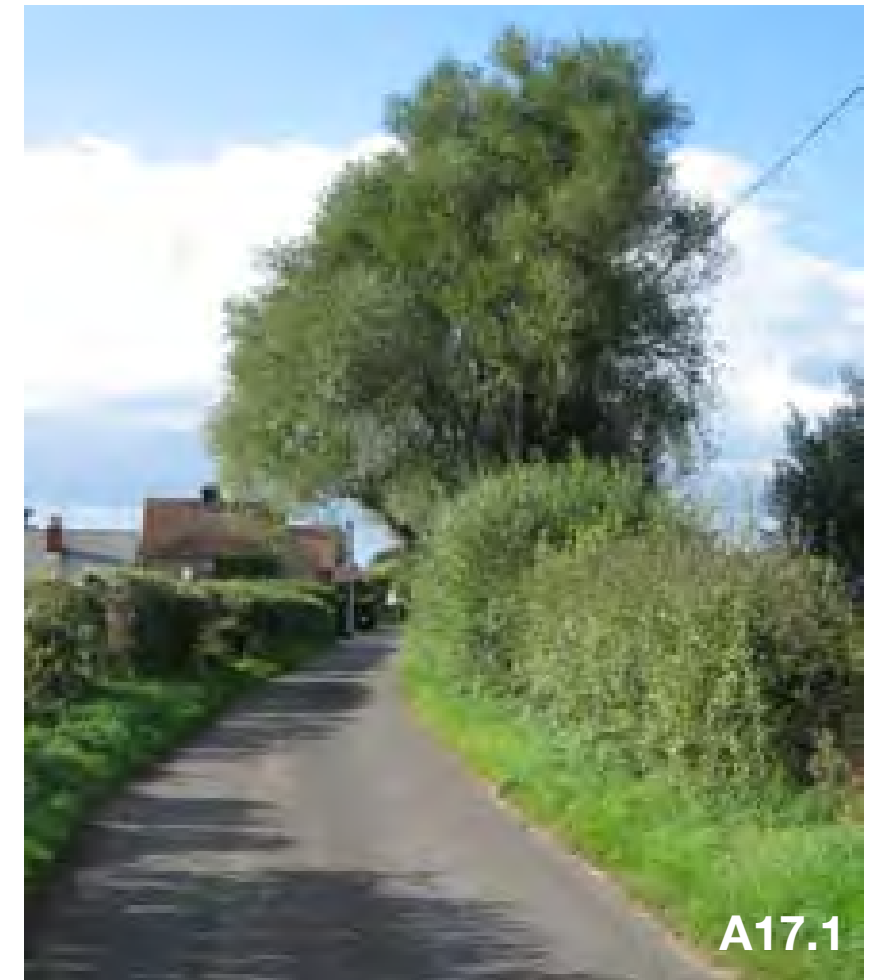
<b>Study Segment:</b>		Cheeseman's Green (Map ref: TR046395)
<b>County Landscape Character Area:</b>		Upper Stour Valley
<b>Historic Landscape Type:</b>		9.2 Scattered settlement with paddocks (1810 extent)
<b>Boundaries:</b>		A16 & A2 to W, B9, B7, B8 & B6 to N, A18 to S.
<b>SETTLEMENT &amp; BUILT FEATURES</b>	Insignificant	<b>Key visual elements</b> Two farms Small row of semi-detached Edwardian houses
<b>TOPOGRAPHY</b>	Insignificant	<b>Landform</b> flat
<b>TREE COVER</b>	Apparent	<b>Key visual elements</b> Mature Ash & mature poplar following stream to south of parcel. Tall hedges including leylandii surround the entrances to the farms. Ornamental planting within gardens
<b>FORM &amp; LAYOUT</b>	Linear Clustered Sprawling	fragmented
<b>AGE &amp; CONDITION</b>	Pre-war Post-war 1960-70's 1980-1990's Recent	A mix of Edwardian villas and interwar? farms
<b>KEY FEATURES</b> – in what way do the following contribute to the local distinctiveness of the settlement?		
<b>Building style</b>	<b>Roof &amp; materials/ scale</b> Edwardian brick houses with red tiled roofs. Farm buildings are mix of brick and stone with modern corrugated iron out buildings and barns.	
<b>Street Scene</b>	<b>Frontage/ verge/ boundaries/ materials</b> Narrow lane with narrow verge bounded by mature native hedges with some mature trees of many willow	<b>Planting/ signage/ lighting</b>
<b>Edge condition</b>	<b>New housing</b> N/A	
<b>Other features (include detractors)</b>	CTRL runs along the northern edge	
<b>PERCEPTION of the place</b> – is it tranquil/ safe/ pleasant/ legible/ accessible? Quiet country lane with fragmented feel		

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> Edge floodplain, backed by the CTRL corridor with new earthen bunding and planting. Two Farms are located in the unit. To the west is Conscience Farm including larger barns and out buildings nestled in dense vegetation – high hedges and trees, but is more open to the south overlooking the flood plain. Jemmett's Farm, a collection of buildings, is located in the centre of the parcel with paddocks extending along the line of the CTRL, with hedge boundaries to the lane which is open to fields on the floodplain. A row of semi detached Edwardian red brick villas overlook the floodplain and front onto the lane.				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Views restricted by dense planting around farms and high hedgerow to lane.				Intact Interrupted <b>Fragmented</b>
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
Extent of settlement	Parcel effectively two small farming settlements plus an isolated row of Edwardian dwellings		High  Moderate  <b>Low</b>	
<b>Intensity of built form and trend</b> Clusters of farm buildings around a yard				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition A mix of ages and styles from traditional Wealden, via Edwardian villas to modern farm buildings.		Good <b>Variable</b> Poor	
Tree Cover	Age structure some mature hedgerow trees		Good <b>Variable</b> Poor	
Field Boundaries	Survival of historic field pattern and condition Some loss of hedgerows with post & wire fencing		Good <b>Variable</b> Poor	
Other features	CTRL adjacent		Good Variable Poor	
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
Type N/A at present	Siting	Design	Extent	High  Moderate  Low



#### Photograph locations/ direction

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A17.1



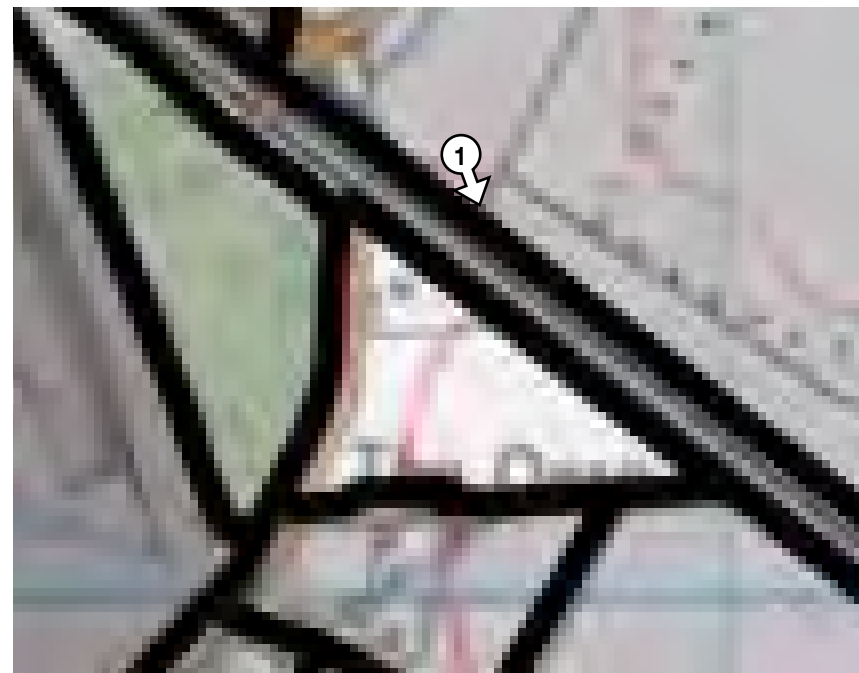
A17.2

Date: 17.09.04                      Location: A29 North of The Dean                      Map reference: TR038402

<b>Context:</b>  Kent LCA: Mersham Farmlands HLT: 1.9 Small regular with straight boundaries (parliamentary type enclosure)			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAPHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> Gently rising paddock	<b>Views Out</b> Glimpses across CTRL to north
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Ornamentals and former orchard to west	<b>Views In</b> Open through paddocks
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Stock fencing, hedgerow boundary	Pattern Small regular boundaries
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Small holding and grazing paddock	<b>Seasonal variation</b>
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>			<b>Species associations</b>
<b>Farm type</b>	Primary		Other
<b>Woodlands</b>	<b>Heritage features</b>		<b>Species</b>
<b>Hedgerow trees</b>	<b>Heritage features</b> CTRL boundary		<b>Species</b> Ash, Leylandii
<b>Other trees</b>	<b>Heritage features</b> In garden		<b>Species</b> Fruit and ornamentals
<b>Field Boundaries</b>	<b>Heritage features</b> Hedgerows		<b>Species</b> Hawthorn, Blackthorn, field maple, Hazel, Bramble
<b>Highways</b>	<b>Verges</b>		<b>Other features</b>
<b>Buildings</b>	<b>Villages</b>		<b>Farmsteads</b> Private - screened
<b>Other features</b>			

A29 ctd.

<b>Brief description:</b>  Small parcel between CTRL corridor, country lane and farmland to south. Comprises grazing paddock and well treed small holdings, well screened.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> CTRL on North boundary, but well screened				<b>Intact</b> <i>Interrupted</i> <i>Fragmented</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habit</b> Corridors of boundary hedgerow & CTRL	<b>Ecological corridors</b> Thick hedgerow to south and west, scrub & bramble of CTRL corridor to North		<i>High</i>  <b>Moderate</b>  <i>Low</i>	
<b>Intensity of land use:</b> Moderate				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	b Localised to west	<b>Age structure</b> West	<b>Good</b> <i>Variable</i> <i>Poor</i>	
<b>Field Boundaries</b>	Hedgerow, overgrown, continuous			<b>Good</b> <i>Variable</i> <i>Poor</i>
<b>Other features</b>				<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<i>High</i> <i>Moderate</i> <i>Low</i>



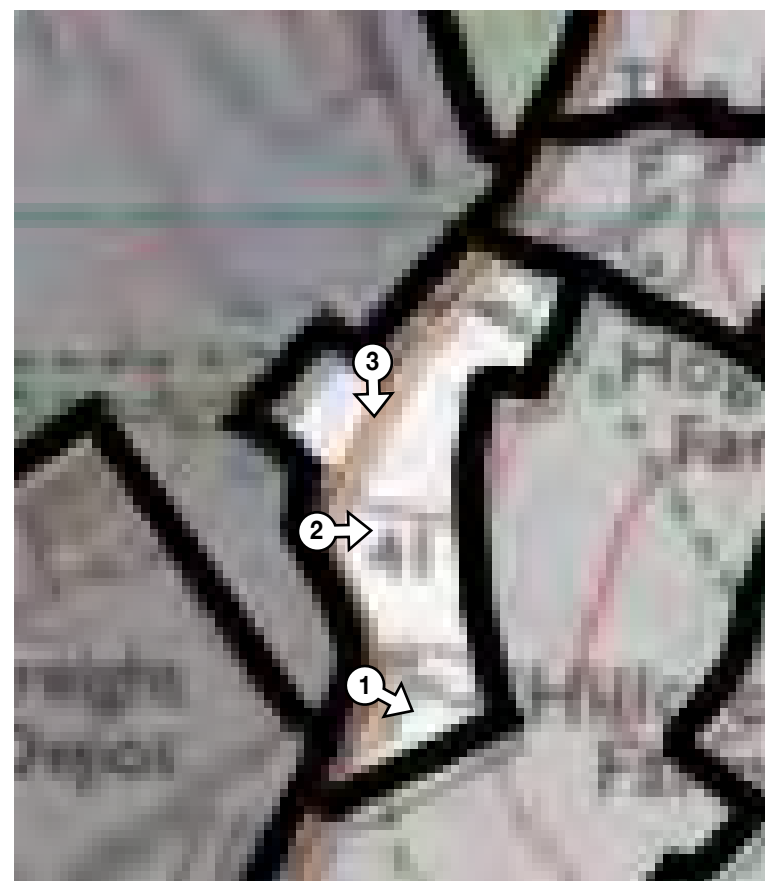
### Photograph locations/ direction

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Study Segment:		Cheeseman's Green (Map ref: TR037398)
County Landscape Character Area:		Upper Stour Valley
Historic Landscape Type:		9.2 Scattered settlement with paddocks (1810 extent)
Boundaries:		A2 to the W and A15 to E
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements farm cottages with paddocks with fruit trees
TOPOGRAPHY	Dominant Apparent Insignificant	Landform gentle slope
TREE COVER	Dominant Apparent Insignificant	Key visual elements dense hedgerows to lane with mature trees – mainly ash hazel, hawthorn, sloe, field maple, guelder rose
FORM & LAYOUT	Linear Clustered Sprawling	Isolated cottages
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Traditional pre 19 <sup>th</sup> century
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Traditional brick and weather boarding with hung tiles	
Street Scene	Frontage/ verge/ boundaries/ materials Tight lane with overgrown hedges	Planting/ signage/ lighting
Edge condition	New housing  N/A	
Other features (include detractors)	CTRL -noise	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? A narrow enclosed country lane but CTRL audible.		

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> A tight enclosed corridor comprising cottages with small paddocks and orchards with sunken lane at the interface of the greensand ridge and floodplain and sandwiched between the CTRL corridor and the lorry park. The lane is bounded by high overgrown hedgerows with predominantly hazel, clematis, hawthorn, sloe, field maple, dogwood and bullace, with poplar and fruit trees to gardens.				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
The overgrown hedges and mature trees give a strong sense of cohesion.				Intact Interrupted Fragmented
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
Extent of settlement		Isolated cottages	High  Moderate  Low	
Intensity of built form and trend				
-				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Traditional Kentish cottages		Good Variable Poor	
Tree Cover	Age structure mature hedgerow trees		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Intact lane with mature hedges		Good Variable Poor	
Other features	-		Good Variable Poor	
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
Type N/A	Siting	Design	Extent	High  Moderate  Low





**Photograph locations/ direction**

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Date: 08/10/04

Location: B7 Boyes Farm

Map reference: TR046399

<b>Context:</b>  Kent LCA: Mersham Farmlands HLT: 9.2 Scattered settlement with paddocks (1810 extent)			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> Sloping to south west	<b>Views Out</b> Long views to south; NW to Ashford and beyond
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Shelter belt, hedgerow trees	<b>Views Within</b> open
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant Unenclosed	<b>Key visual elements</b> Hedge and stock fencing	<b>Pattern</b> Irregular
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant <b>Apparent</b> Insignificant Unsettled	<b>Key visual elements</b> Sunken lane, pasture	<b>Seasonal variation</b> Deciduous hedges, poplars
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>	Lower field by CTRL is wet		<b>Species associations</b> Rush
<b>Farm type</b>	<b>Primary</b> Pasture		<b>Other</b> Arable
<b>Woodlands</b>	<b>Heritage features</b>		<b>Species</b>
<b>Hedgerow trees</b>	<b>Heritage features</b> Sunken lane		<b>Species</b>
<b>Other trees</b>	<b>Heritage features</b>		<b>Species</b> Ash, poplar
<b>Field Boundaries</b>	<b>Heritage features</b> Hedge		<b>Species</b> Hazel, blackthorn, field maple, hawthorn, rose
<b>Highways</b>	<b>Verges</b> Sunken lane, footpath		<b>Other features</b>
<b>Buildings</b>	<b>Villages</b>		<b>Farmsteads</b> Nissin Huts? (Bats?)
<b>Other features</b>			

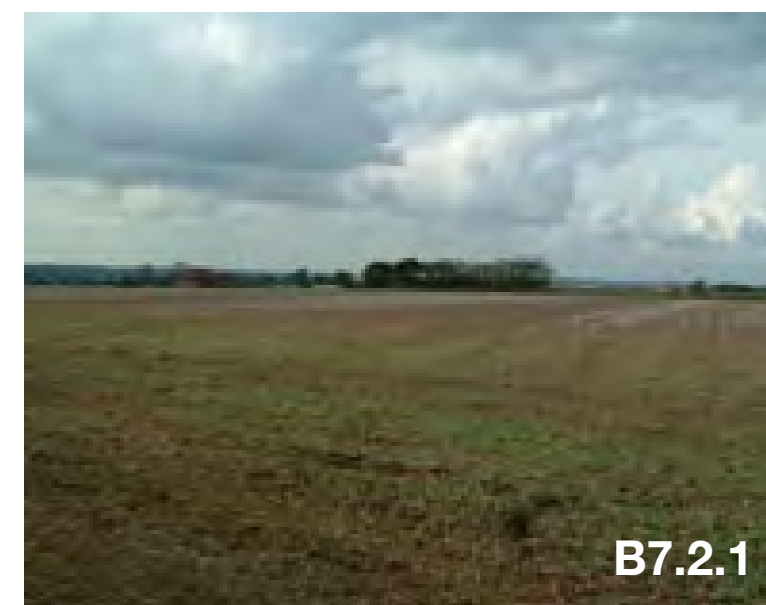
B7 ctd.

<b>Brief description:</b>  Hilltop pasture and arable with sunken lane, hedges and shelter belt				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Lane, power lines, (shelter belt)				<i>Intact</i> <b>Interrupted</b> <i>Fragmented</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habit</b>  Nissin huts with bats?	<b>Ecological corridors</b> Hedges		<i>High</i>  <b>Moderate</b> <input type="checkbox"/> <b>Low</b>	
Intensity of land use High				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	<b>Extent</b> Low	<b>Age structure</b>	<i>Good</i> <b>Variable</b> <i>Poor</i>	
<b>Field Boundaries</b>	Hedges			<i>Good</i> <b>Variable</b> <i>Poor</i>
<b>Other features</b>				<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b>  Farmhouse, Little Hook Farm	<b>Siting</b>  Tree screen – willow, pine, poplar, crack willow, grey willow	<b>Design</b>  Traditional Wealden vernacular	<b>Extent</b>	<i>High</i> <i>Moderate</i> <b>Low</b>



**Photograph locations/ direction**

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Date: 08/10/04

Location: B8 W of Mersham

Map reference: TR049397

<b>Context:</b>  Kent LCA: Mersham Farmlands HLT: 1.6 Rectilinear with wavy boundaries			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> Sloping to south	<b>Views Out</b> to south
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> boundary hedge	<b>Views Within</b> open
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant Unenclosed	<b>Key visual elements</b> Back gardens, CTRL, hedges	<b>Pattern</b>
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant Apparent Insignificant <b>Unsettled</b>	<b>Key visual elements</b>	<b>Seasonal variation</b>
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>			<b>Species associations</b>
<b>Farm type</b>	<b>Primary</b> Arable	<b>Other</b>	
<b>Woodlands</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Hedgerow trees</b>	<b>Heritage features</b>	<b>Species</b> Ash	
<b>Other trees</b>	<b>Heritage features</b>	<b>Species</b> Ash, poplar	
<b>Field Boundaries</b>	<b>Heritage features</b> Hedge	<b>Species</b> Hawthorn, field maple, blackthorn, ash	
<b>Highways</b>	<b>Verges</b> Footpaths	<b>Other features</b>	
<b>Buildings</b>	<b>Villages</b>	<b>Farmsteads</b>	
<b>Other features</b>			

B8 ctd.

<b>Brief description:</b> Large arable field falling to the south west. Bordered by the CTRL to the south west, and by Mersham to south, east and north.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Dwellings and CTRL adjacent				<b>Intact</b> <i>Interrupted</i> <i>Fragmented</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habit</b>	<b>Ecological corridors</b> Hedge		<i>High</i>  <i>Moderate</i>  <b>Low</b>	
<b>Intensity of land use</b> High				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	<b>Extent</b>	<b>Age structure</b>	<i>Good</i> <i>Variable</i> <i>Poor</i>	
<b>Field Boundaries</b>				<i>Good</i> <i>Variable</i> <b>Poor</b>
<b>Other features</b>				<i>Good</i> <i>Variable</i> <b>Poor</b>
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<i>High</i> <i>Moderate</i> <i>Low</i>



B8.1



B8.2

### Photograph locations/ direction

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Date: 08/10/04                      Location: B9 Hillcrest                      Map reference: TR042401

<b>Context:</b>  Kent LCA: Mersham Farmlands HLT: 1.9 Small regular with straight boundaries			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> Sloping to south, undulating	<b>Views Out</b> To south, to Downs, Colliton? Hill
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Hedge and ash trees on lane	<b>Views Within</b> open field
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant Unenclosed	<b>Key visual elements</b> Broken, gappy hedge	<b>Pattern</b>
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant Apparent Insignificant <b>Unsettled</b>	<b>Key visual elements</b>	<b>Seasonal variation</b> Deciduous hedges and trees, crops
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>		<b>Species associations</b>	
<b>Farm type</b>	Primary Arable	<b>Other</b> Small pasture	
<b>Woodlands</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Hedgerow trees</b>	<b>Heritage features</b> Bank	<b>Species</b> Ash, hawthorn	
<b>Other trees</b>	<b>Heritage features</b> Streamside trees	<b>Species</b> Willow, poplar	
<b>Field Boundaries</b>	<b>Heritage features</b> Hedge	<b>Species</b> Hawthorn, ash, blackthorn, rose, dogwood, bullace	
<b>Highways</b>	<b>Verges</b> Sunken lane adjacent	<b>Other features</b>	
<b>Buildings</b>	<b>Villages</b>	<b>Farmsteads</b> Hillcrest Farm	
<b>Other features</b>			

B9 ctd.

<b>Brief description:</b> Medium sized parcel of arable fields with intermittent hedge and trees. Slopes to the south. Adjacent to sunken lane.			
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features			
<b>Detractors:</b> Electric power line along footpath to farm			<b>Intact</b> <i>Interrupted</i> <i>Fragmented</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?			
<b>Extent of semi-natural habit</b>	<b>Ecological corridors</b> Broken hedge	<i>High</i>  <i>Moderate</i>  <b>Low</b>	
<b>Intensity of land use</b> High			
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change			
<b>Tree Cover</b>	<b>Extent</b> Few trees	<b>Age structure</b>	<i>Good</i> <i>Variable</i> <b>Poor</b>
<b>Field Boundaries</b>	Stock fencing and hedges, broken post and wire		<i>Good</i> <i>Variable</i> <b>Poor</b>
<b>Other features</b>			<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place			
<b>Type</b>  Farmhouse	<b>Siting</b>	<b>Design</b>	<b>Extent</b>  <i>High</i> <i>Moderate</i> <b>Low</b>





B9.1



#### Photograph locations/ direction

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B9.2



B9.3



B9.4

Date: 08/10/04      Location: B19 CTRL      Map reference: TR046396

<b>Context:</b>  Kent LCA: Mersham Farmlands HLT: Various			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAPHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> False embankment	<b>Views Out</b> few
<b>TREE COVER</b>	Dominant Apparent <b>Insignificant</b>	<b>Key visual elements</b>	<b>Views Within</b> open, linear
<b>ENCLOSURE PATTERN</b>	<b>Dominant</b> Apparent Insignificant Unenclosed	<b>Key visual elements</b> Fencing	<b>Pattern</b> Linear
<b>SETTLEMENT &amp; LANDUSE</b>	<b>Dominant</b> Apparent Insignificant <b>Unsettled</b>	<b>Key visual elements</b> Railway	<b>Seasonal variation</b>
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>		<b>Species associations</b>	
<b>Farm type</b>	<b>Primary</b>	<b>Other</b>	
<b>Woodlands</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Hedgerow trees</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Other trees</b>	New planting: whips	<b>Species</b> Blackthorn, hawthorn, ash, oak, cherry	
<b>Field Boundaries</b>	<b>Heritage features</b> Fencing, security and rabbit-proof	<b>Species</b>	
<b>Highways</b>	<b>Verges</b> Rail	<b>Other features</b>	
<b>Buildings</b>	<b>Villages</b>	<b>Farmsteads</b>	
<b>Other features</b>			

B19 CTRL ctd.

<b>Brief description:</b>  CTRL false embankments planted with whips				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Pantograph				<i>Intact</i> <b>Interrupted</b> <i>Fragmented</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habit</b> 90% Semi-improved grass, tree planting	<b>Ecological corridors</b>  Embankments		<i>High</i>  <b>Moderate</b>  <i>Low</i>	
<b>Intensity of land use</b> High / Low				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	<b>Extent</b> wood	<b>Age structure</b>	<i>Good</i> <i>Variable</i> <i>Poor</i>	
<b>Field Boundaries</b>	Hedges			<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Other features</b>				<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<i>High</i> <i>Moderate</i> <i>Low</i>





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Photograph locations/ direction



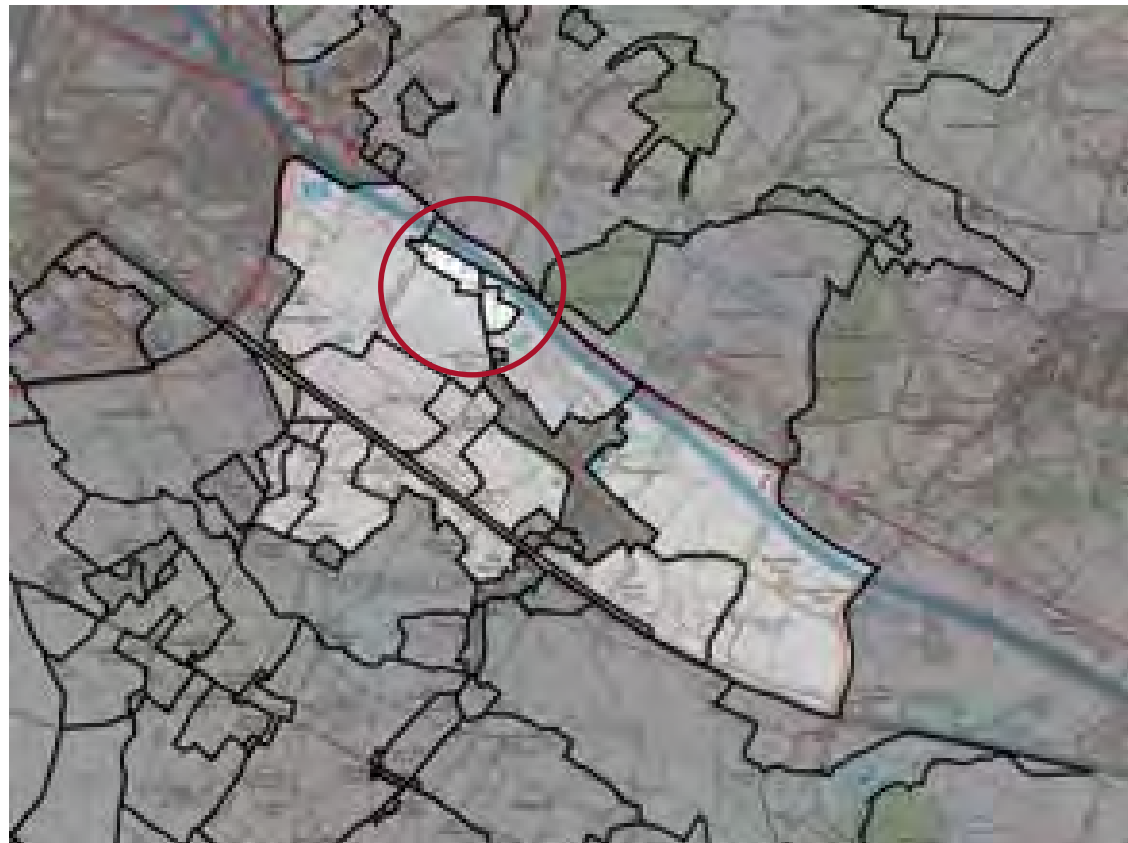


# Mersham Farmlands

## **MF:** Settlements

Study Segment:		Sevington (Map ref: TR046409)
County Landscape Character Area:		Mersham Farmlands
Historic Landscape Type:		9.2 Scattered settlements with paddocks (1810 extent)
Boundaries:		B1 to S & W, B11 to E, B3 & M20 to N
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements
TOPOGRAPHY	Dominant Apparent Insignificant	Landform LDU on ridge rising from west to east, although residential par tof lane mainly level
TREE COVER	Dominant Apparent Insignificant	Key visual elements trees in gardens – exotics such as Robinia, Spruce, and birches, plus natives such as Scott's Pine , ash, silver birch
FORM & LAYOUT	Linear Clustered Sprawling	
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Interwar detached of various styles, with garages and large gardens. Sole older dwelling and barn at eastern end of the LDU
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale  Domestic scale. Mix of materials including brick, hung tile, peg tile roofs	
Street Scene	Frontage/ verge/ boundaries/ materials  Tall hedges, evergreen shrubbery (e.g. laurels), ragstone embankment / grass embankment topped by low timber fence and evergreen hedge etc suggest former sunken lane character	Planting/ signage/ lighting
Edge condition	New housing  Open arable fields to south, lanes and M20 planting and cutting to north	
Other features (include detractors)		
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible?  Suburban anywhere from lane, noise from motorway apparent		

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> Located north west of the village as a ribbon extension along south side of lane (Kingsford Street) from Long Thorn Farm towards a junction with Highfield Lane. Ground rising from west to east toward the high point of the village. Lanes Backs onto the M20 which is in cutting, narrow strip at top of embankment planted in part with trees (also a narrow paddock). Lane at this point has very high hedges on either side make a green tunnel, no verges. Views out over the large arable field in B1 (assumed as at back of properties).				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Cannot assess views from back of gardens, lane has enclosed feel with slot views through openings in high hedgerow to access properties				Intact Interrupted Fragmented
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
Extent of settlement	String of individual houses in large gardens	High  Moderate  Low		
<b>Intensity of built form and trend</b> Low suburban				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
Local vernacular	<b>Survival of features and condition</b> Brick and ragstone cottage with weatherboard clad barn both with opeg tile roofs.	Good Variable Poor		
Tree Cover	<b>Age structure</b> appearance of good tree cover, new painting associated with M20, mature lane edges	Good Variable Poor		
Field Boundaries	<b>Survival of historic field pattern and condition</b> Boundary to fields, but lane boundary fragmented, areas rich in hawthorn and hazel, field maple and bullace interchange with leylandii hedges and evergreen shrubbery	Good Variable Poor		
Other features		Good Variable Poor		
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place  N/A				
Type	Siting	Design	Extent	High  Moderate  Low



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### Photograph locations/ direction

Note: only locations for selected photos shown

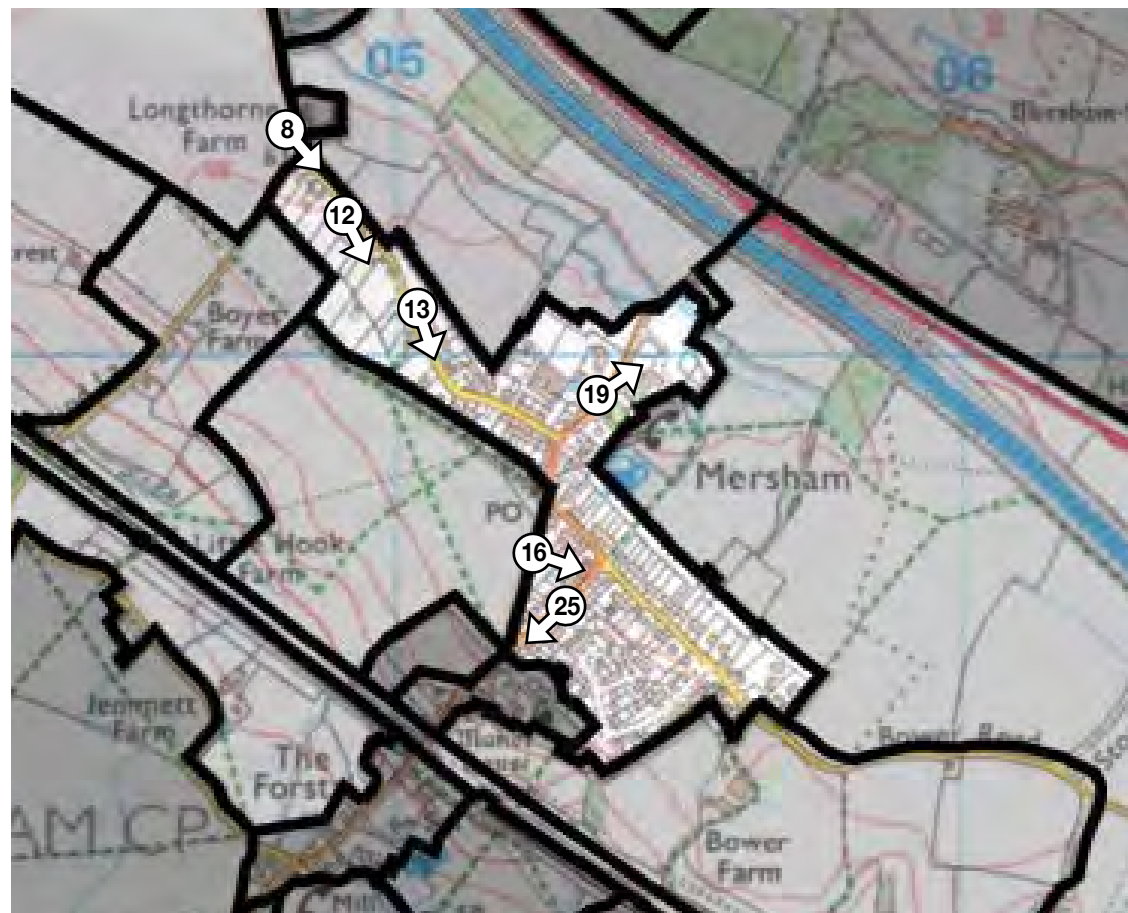
Study Sector:		Sevington (Map ref: TR054394)	
County Landscape Character Area:		Mersham Farmlands	
Historic Landscape Type:		9.6 Post 1810 settlement (general)	
Boundaries:		B11 & B12 to N, B10 to S, B6, B8, B7 & B1 to W	
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform	
TREE COVER	Dominant Apparent Insignificant	Key visual elements	
FORM & LAYOUT	Linear Clustered Sprawling		
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	<p>A mix, but dominated by post war development. Main heart of the village lies north of the Church and older buildings (B5). Longthorne Farm at western end is an old building with pebble dash instead of hung tile or weather boarding. Kingsford Street is a ribbon of bungalows at western end, becoming houses nearer the village with some isolated older buildings and a fine arts and crafts building direct onto the road. Clearly a sunken lane typical of the greensand, edge has been breached for ramped aces sot houses set higher than the lane behind deep front gardens with parking areas.</p> <p>The village centre is dominated by a small green with 1950s brick council housing behind it – Oaklands. The main street runs north-south and is lined on the western side by 19th century terraces and cottages, a pub and corner shop/post office – weather board, brick painted render and ragstone front directly onto the road.</p> <p>North of the green are large properties set in large gardens. The largest has a fine high garden wall with ragstone base and brick top and is set in extensive grounds. Old rectory Close is a new access very suburban in character – needlessly – wide kerbs, footways and split oak fencing either side – no hedges.</p> <p>The eastern extension is pot war and mixes bungalows with houses set behind generous front gardens. South of this ribbon development are a series of closes equally low density with large gardens.</p>	
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?			
Building style	Roof & materials/ scale		
	Mix of post war suburban styles		
Street Scene	Frontage/ verge/ boundaries/ materials	Planting/ signage/ lighting	
	Gardenesque - remnants of former sunken lane edge can be seen where breached for access or planted as rockeries	Lighting std village fare, planting all in gardens	
Edge condition	New housing		
Other features (include detractors)			
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Peaceful and pleasant village scene			

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> Mersham is located on the Greensand ridge, mainly on the southern side with view over the vale to the Aldington Ridge / Colliers Hill etc. post war development out numbers original buildings, but the small village scale is apparent throughout and is attractive. Hedge lined lanes run straight into the village reinforcing a rural quality. Tree cover is greater on the northern side where there are a variety of mature native trees as well as non-native exotics in gardens. A local low point immediately north of the village is pond and acid bog with alders and a (so far) healthy elm				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
The overall village coheres and loosens only in the ribbon development along lanes leading out of it. Views tend to be internal, but there are clearly long views available to many properties on the edge of the village.				Intact Interrupted Fragmented
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
Extent of settlement			High  Moderate  Low	
<b>Intensity of built form and trend</b> Village scale with suburban extensions				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Buildings with hung tile, weather board, painted render, brick, and ragstone are concentrated in village centre, but also pepper potted through newer development			Good Variable Poor
Tree Cover	Age structure more trees to north than in the main body of the village where they are restricted to gardens			Good Variable Poor
Field Boundaries	Survival of historic field pattern and condition Within post war development they are not apparent apart from vestiges of lane edges, but immediately outside village, or to north of Kingsford Street they are intact and well managed. Spp include thorns, dogwood, hazel, elm, hop, clematis, rose, elder			Good Variable Poor
Other features				Good Variable Poor
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
Type post war ribbon	Siting entrances to village	Design 1 and 2 storey dev mixed	Extent Contained	High  Moderate
post 60s infill	Closes behind ribbon dev, plus windfall sites (e.g. old rectory)	1 and 2 storey dev mixed	Generally respects village scale, but ribbon dev. Sprawls giving suburban quality	Low





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#### Photograph locations/ direction

Note: only locations for selected photos shown. further photographs on CD in Summary Report



B4.8



B4.12



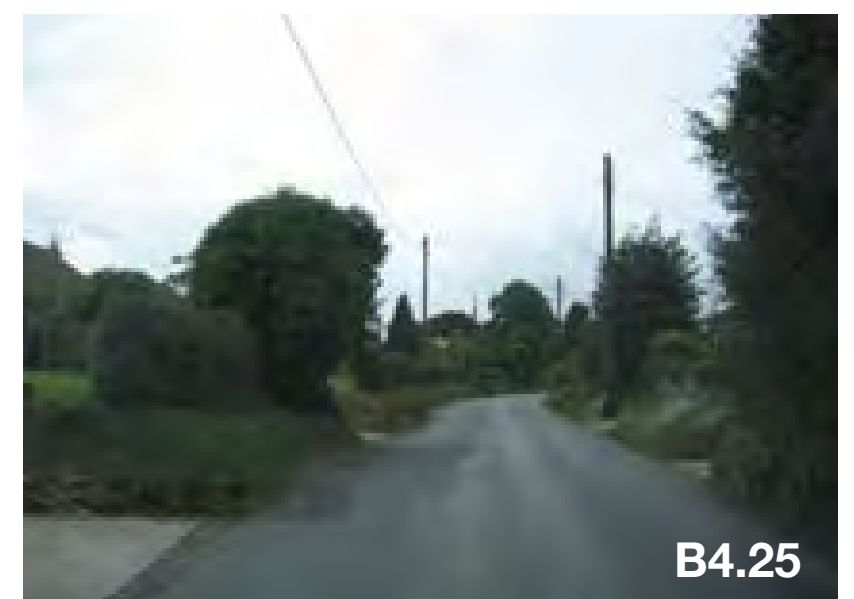
B4.13



B4.16



B4.19



B4.25

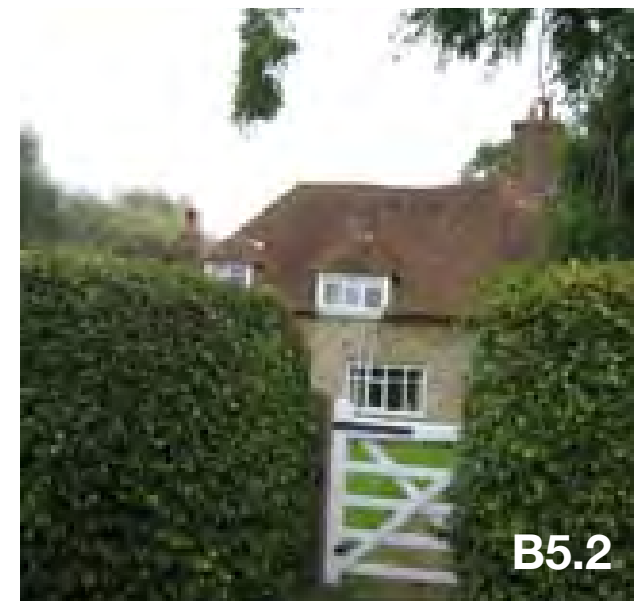
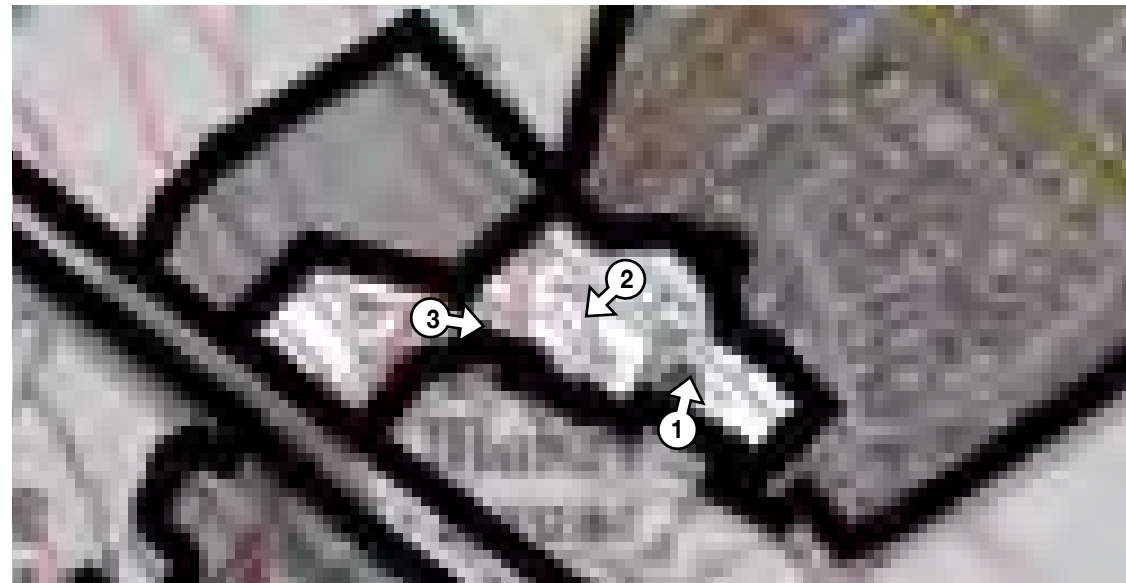


Study Segment:		Sevington (Map ref: TR052393)
County Landscape Character Area:		Mersham Farmlands
Historic Landscape Type:		9.7 Village/ Hamlet 1810 extent
Boundaries:		B6 to N, A18 & B10 to S, B4 to E
SETTLEMENT & BUILT FEATURES	Dominant	<b>Key visual elements</b> 14th century church with mature trees Manor house/ farm complex with tithe and dutch barn Bungalows and some detached houses
TOPOGRAPHY	Dominant	<b>Landform</b> Sloping to north east
TREE COVER	Dominant	<b>Key visual elements</b> Variety of mature trees within churchyard including beech. Extensive gardens with mature trees
FORM & LAYOUT	Clustered	
AGE & CONDITION	Pre-war Post-war	
<b>KEY FEATURES</b> – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	<b>Roof &amp; materials/ scale</b> Ragstone church Tithe barn – ragstone & brick with black shiplap and red tiled roof Dutch barn - corrugated iron	
Street Scene	<b>Frontage/ verge/ boundaries/ materials</b> Narrow lane leading to church with hedges and wooden fencing	<b>Planting/ signage/ lighting</b> Leylandii, clipped beech & hawthorn hedges
Edge condition	<b>New housing</b> N/A	
Other features (include detractors)	CTRL cuts across southern edge	
<b>PERCEPTION of the place</b> – is it tranquil/ safe/ pleasant/ legible/ accessible? The lane to church and immediate surroundings has a safe and tranquil feel but is not easily accessible. Noise from the CTRL is apparent within the southern part of the area.		

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> Parcel is essentially part of Mersham village containing the Church and churchyard, manor house and a large tithe barn and farm buildings including a large corrugated iron Dutch Barn and lean-tos. Located on the southern side of the green sand ridge and falling away to the CTRL. To the north are postwar houses and gardens. To the south is the western extremity of parcel B10 and open field that borders the CTRL.				
<b>Visual context and unity</b> – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Extensive views of the floodplain towards Cheesemans Green, Colliers Hill and the Aldington Ridge from the graveyard which is enclosed by a ragstone wall. The unit is enclosed by walls and fences to the rear gardens in parcel B4.				<b>Intact</b> <i>Interrupted</i> <i>Fragmented</i>
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
<b>Extent of settlement</b>		The original part of the village	<b>High</b>  <i>Moderate</i>  <i>Low</i>	
<b>Intensity of built form and trend</b>				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Local vernacular</b>	<b>Survival of features and condition</b> Mainly ragstone walls with peg tile roofs. The church steeple is covered in timber shingles.		<b>Good</b> <i>Variable</i> <i>Poor</i>	
<b>Tree Cover</b>	<b>Age structure</b> Graveyard trees of various ages		<b>Good</b> <i>Variable</i> <i>Poor</i>	
<b>Field Boundaries</b>	<b>Survival of historic field pattern and condition</b> N/A		<i>Good</i> <i>Variable</i> <i>Poor</i>	
<b>Other features</b>	Ragstone walls		<i>Good</i> <i>Variable</i> <i>Poor</i>	
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b> Adjacent houses in B4	<b>Siting</b> Northern boundary	<b>Design</b> postwar	<b>Extent</b>	<i>High</i>  <b>Moderate</b>  <i>Low</i>



**B5.1**



**B5.2**



**B5.3**

### Photograph locations/ direction

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Date: 08/10/04

Location: B6 North of The Forstal

Map reference: TR051395

<b>Context:</b>  Kent Landscape Character Area: Mersham Farmlands HLT: 9.2 Scattered settlement with paddocks (1810 extent)			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> Sloping to south	<b>Views Out</b> to south
<b>TREE COVER</b>	Dominant Apparent <b>Insignificant</b>	<b>Key visual elements</b>	<b>Views Within</b> open
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant Unenclosed	<b>Key visual elements</b> hedges	<b>Pattern</b>
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant Apparent Insignificant <b>Unsettled</b>	<b>Key visual elements</b>	<b>Seasonal variation</b>
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>			<b>Species associations</b>
<b>Farm type</b>	<b>Primary</b> Pasture	<b>Other</b>	
<b>Woodlands</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Hedgerow trees</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Other trees</b>	<b>Heritage features</b> Adjacent	<b>Species</b>	
<b>Field Boundaries</b>	<b>Heritage features</b> Hedge	<b>Species</b> Hawthorn, blackthorn, willows, ash, Cyparis	
<b>Highways</b>	<b>Verges</b> Footpath	<b>Other features</b>	
<b>Buildings</b>	<b>Villages</b>	<b>Farmsteads</b>	
<b>Other features</b>			

B6 ctd.

<b>Brief description:</b> Small grass paddock enclosed by stock fencing and hedgerow. Adjacent bungalows to SE.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Bungalows				<b>Intact</b> <i>Interrupted</i> <i>Fragmented</i>
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
<b>Extent of semi-natural habit</b> Trees	<b>Ecological corridors</b> Hedge		<i>High</i>  <i>Moderate</i>  <b>Low</b>	
<b>Intensity of land use</b> Low				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	<b>Extent</b> Adjacent willow, ash	<b>Age structure</b> Mature	<i>Good</i> <b>Variable</b> <i>Poor</i>	
<b>Field Boundaries</b>				<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Other features</b>				<i>Good</i> <i>Variable</i> <i>Poor</i>
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b> Bungalow	<b>Siting</b> Adjacent	<b>Design</b> Modern	<b>Extent</b>	<i>High</i> <b>Moderate</b> <i>Low</i>



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