

# Ashford Local Development Framework Landscape Character Study

for Ashford Borough Council & English Partnerships

**ASSESSMENT & DATA SET : Aldington Ridge**

November 2005

**Notice:**

This report was prepared by Studio Engleback solely for use by Ashford Borough Council. This report is not addressed to and may not be relied upon by any person or entity other than by Ashford Borough Council for any purpose without the prior written permission of Studio Engleback.

Studio Engleback accept no responsibility or liability for reliance upon or use of this report (whether or not permitted) other than by the Ashford Borough Council for the purposes for which it was originally commissioned and prepared.

In producing this report, Studio Engleback has relied upon information provided by others. The completeness or accuracy of this information is not guaranteed by Studio Engleback

# Ashford Local Development Framework

## Landscape Character Study

for Ashford Borough Council & English Partnerships



### Aldington Ridge

November 2005

**122/doc/022**

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

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

studio**engleback**

The survey team included:

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

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

The assessment team included:

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

The reports were compiled with the above plus:

Paul Mamo  
Roger Cooper  
Shinishiro Ito  
Lukas Boras

# Contents

Acknowledgement Study Team	4
Data Set Preface	6
<b>Section 1 Introduction</b>	<b>9</b>
Introduction	10
Location	11
Landscape Context	12
<b>Section 2 Assessment</b>	<b>15</b>
Assessment Summary	16
Distinctive Elements	18
Detractors	19
<b>Section 3 Field Work &amp; Data Sheets</b>	<b>21</b>
Field Work & Data Sheets	22-61

# Preface

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

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

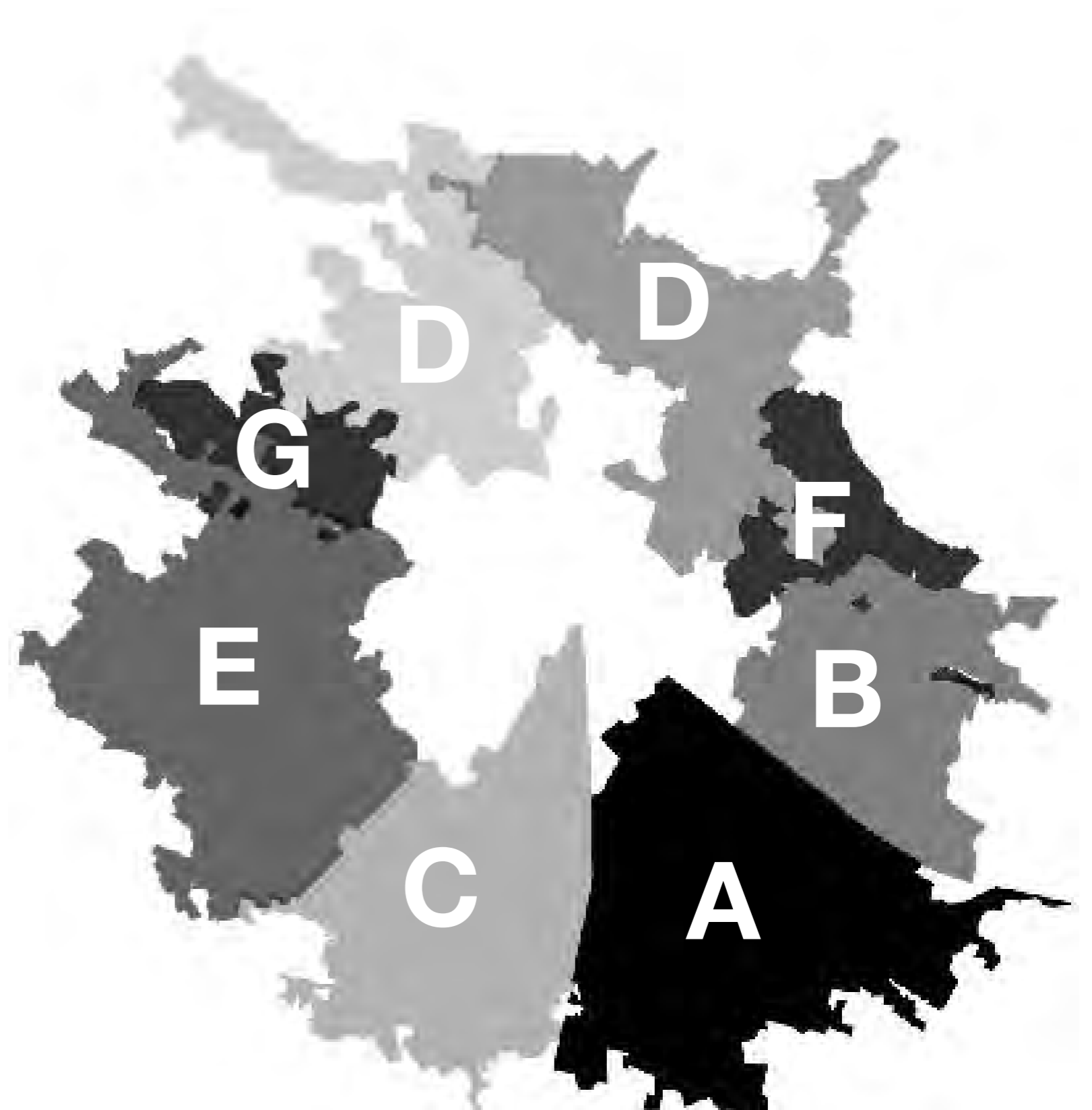
Each LDU is numbered, each filed photograph carries the LDU reference and a photograph location number reference - e.g. D1.3 for LDU D1, third photograph location. The photographs have been saved as jpegs and were generally taken at 1Gb resolution. This data set includes the location maps for the key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

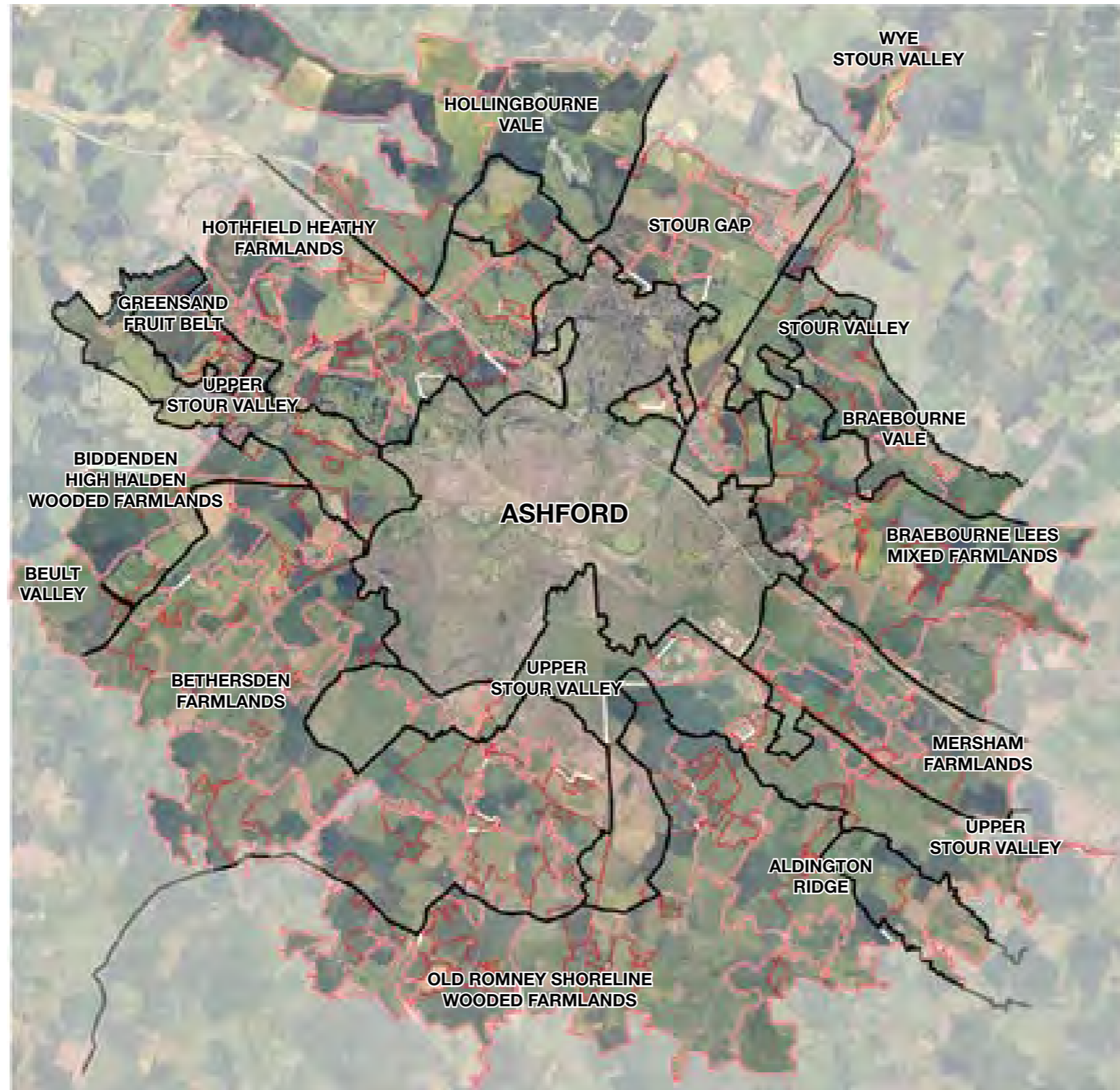
For the assessments the LDUs were grouped by similarity into large blocks we have called District Landscape types (DLT). The 58 DLTs were assessed to fall into one of nine categories used by the County Landscape Character Study. A team of four senior landscape architects and ecologists visited each area 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 the studio a few days later to check for consistency of appraisal. Then each area was checked against the field sheets. This work has been presented in these documents as tables.

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

Studio Engleback November 2005



**Study Area Fieldwork Sectors**



Based on an OS Map Reproduced by permission of Ordnance Survey on behalf of HMSO License No LA077038 © Crown copyright. All rights reserved.

**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 Aldington Ridge is high up on the Hythe Beds the Aldington Ridge stands out above the plain of the Low Weald. The good quality loam soils are generally well-drained and support a mixed land use ranging from large arable fields east of Aldington to the pastures north of the B2067 from Court-at-Street to Upper Otterpool. Along the edge of the ridge south-west of Aldington are distinctive irregular pastures developed on former landslips, that are characteristic of this junction between the Hythe Beds and the Atherfield Clay below.

Although essentially a rural landscape the settlements at Lympe and that north of Port Lympe introduce discordant elements in the landscape, their siting appearing unrelated to topography or other natural features. These developments grew up in association with the wartime airfield, however, sited to take advantage of the elevated position of this hinterland to the historic Old Romney Shoreline. This airfield is now closed, which also explains why the land locally appears disturbed where much of the fabric has been demolished. The village of Aldington too has spread haphazardly down its Roman road giving little sense of structure. It retains dramatic views over the Low Weald, however.

Court-at-Street is an attractive village, however, on the edge of the North Downs AONB. To the south there are fantastic views glimpsed through the often wooded AONB to Romney Marsh below. Along the B2067 in the vicinity of this village are bushy hazel hedges but locally these have been lost giving a gappy appearance. North of the B2067 the land falls away more gradually to the Sellindge plateau with the North Downs framing the views beyond.

## The Ashford Landscape Character Study

- Approximately 25% of this County Landscape Character Area (CLA)
- There are 17 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 4 Historic landscape character types in this study area:
  - HLT 1 - Field Patterns
  - HLT 4 - Woodlands
  - HLT 7 - Valley Floor and Water Management
  - HLT 9 - Settlements
- We have grouped these into 4 District Landscape Types (DLTs)
- There is 1 historic settlement, Aldington Frith, which we have grouped with associated small fields in AR 4

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. After careful consideration, we have added a large area to the Aldington Ridge CLA which extends from Aldington Frith, north to Cheesemans Green and Captains Wood, and including Colliers Hill from the Old Romney Shoreline Wooded Farmlands, as we feel this more accurately reflects the character of this spur between the East Stour and Ruckinge Dyke valleys for the following reasons:

- The Roman Road follows the high ground here which divided the Ruckinge Dyke Valley and the East Stour Valley
- The Environment Agency aerial photographs of the 2000 floods clearly show the Aldington Ridge extending much further towards Ashford
- Geologically, Colliers Hill is an outcrop of the Wealden Greensand that forms the Aldington Ridge and no-doubt underlies Cheeseman's Green
- The enclosure pattern and lack of woodlands, bar Captains Wood, in this area is more akin to the Aldington Ridge CLA than it is to the Old Romney Shoreline Wooded Farmlands

## 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 land use. 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.

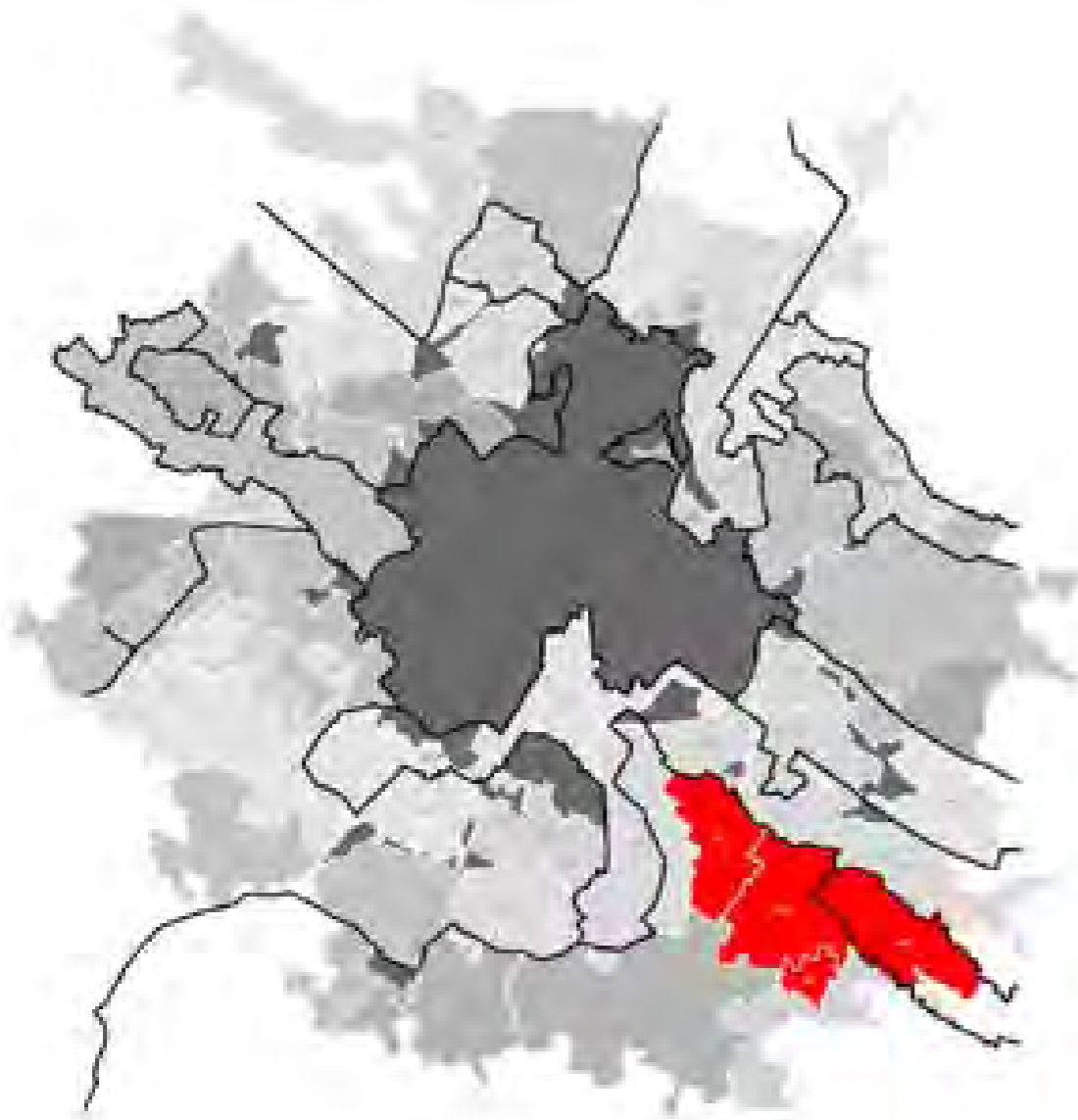
Sensitivity of the landscape refers to its overall character and quality and the extent to which these factors will be tolerant of change in general.

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.

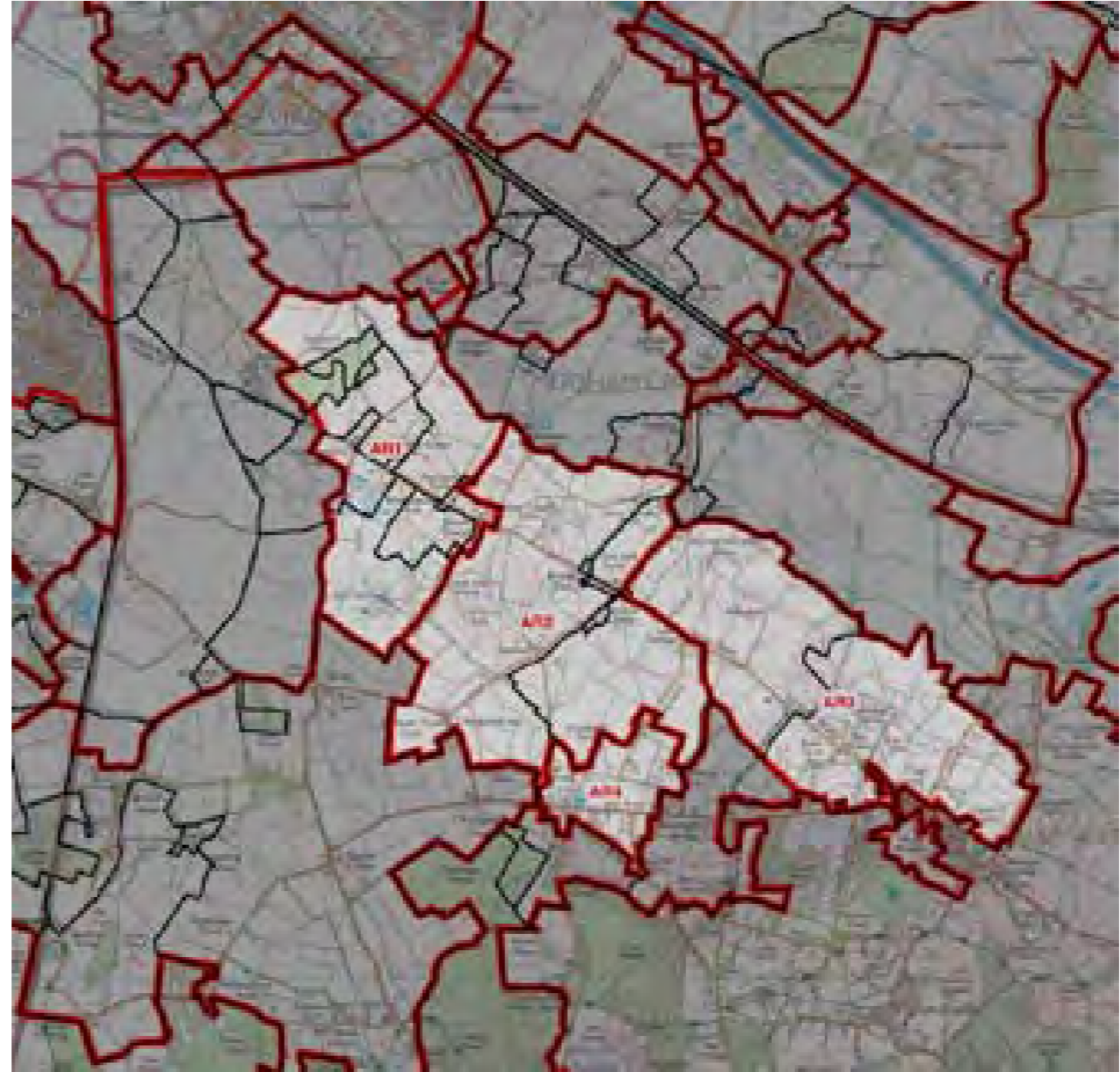
The matrix combines condition and sensitivity which indicates the area's ability to accommodate change and the appropriate land management or use, and will assist in the overall policies or development that might be appropriate to a particular area.

condition	good	reinforce	conserve & reinforce	conserve
	moderate	create & reinforce	conserve & create	conserve & restore
	poor	create	restore & create	restore
		low	moderate	high
		sensitivity		

# Location

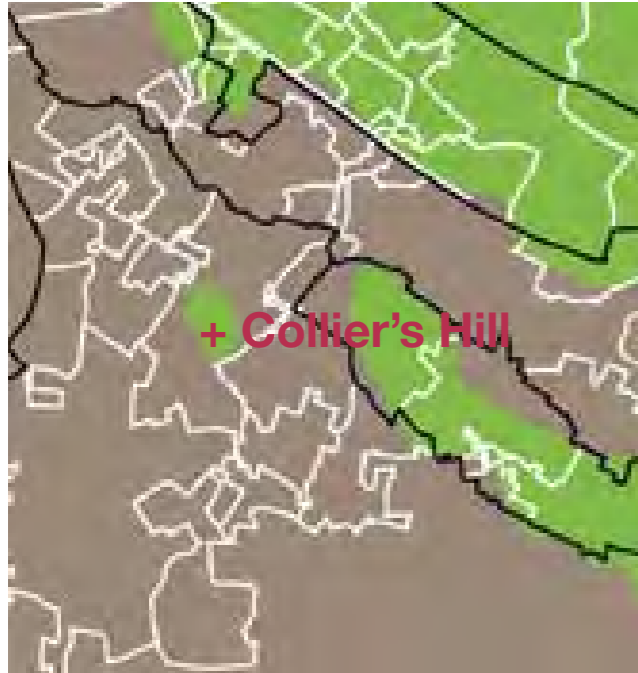


Location of Aldington Ridge Landscape Character Area within study area

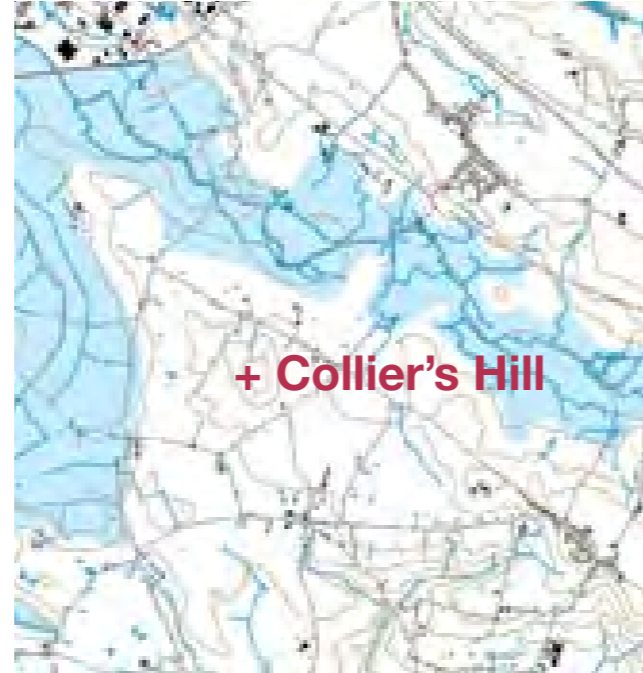


Location of Aldington Ridge District Areas

# Landscape context



**Geology**



**Flooding**



**Heritage**

## **Geology**

This ridge is part of the Wealden Greensand ridge with outcrops of sandstone in the Welden Clay, notable Colliers Hill, a local high point.

## **Flooding**

The ridge and the areas around Cheesemans green to Captains Wood separate the floodplain of the Upper Stour Valley (east).

## **Heritage**

The key heritage feature is the Roman Road that takes the high ground on the ridge from hythe to Ashford and beyond. It is likely that there may be archaeological remains associates with this feature.

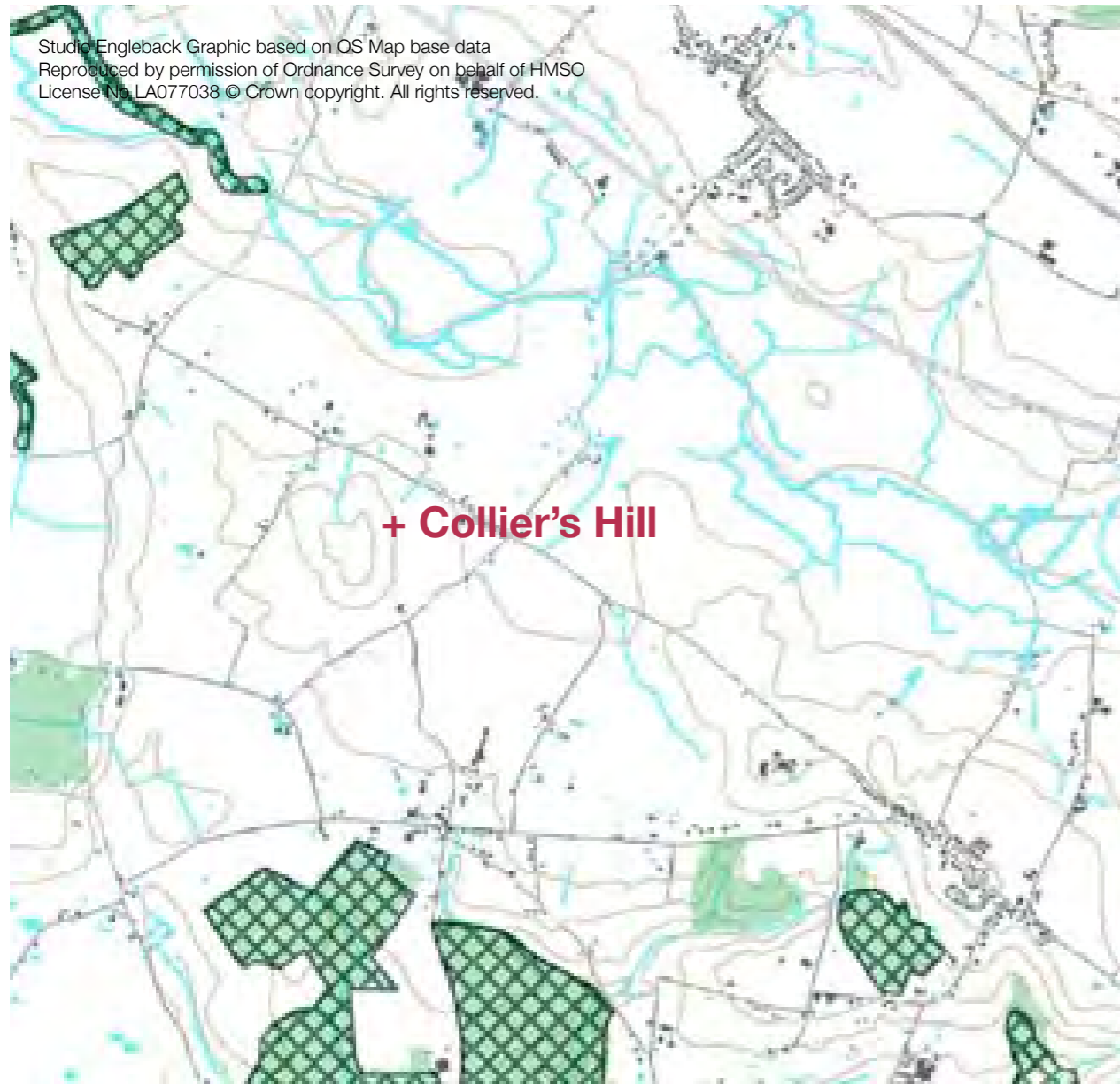
## **Ecology**

There are no designated sites within this part of the county landscape area.

## **Features lost since the 1870s**

Hedgerow loss is particularly marked around Collier's Hill and Cheeseman's Green.

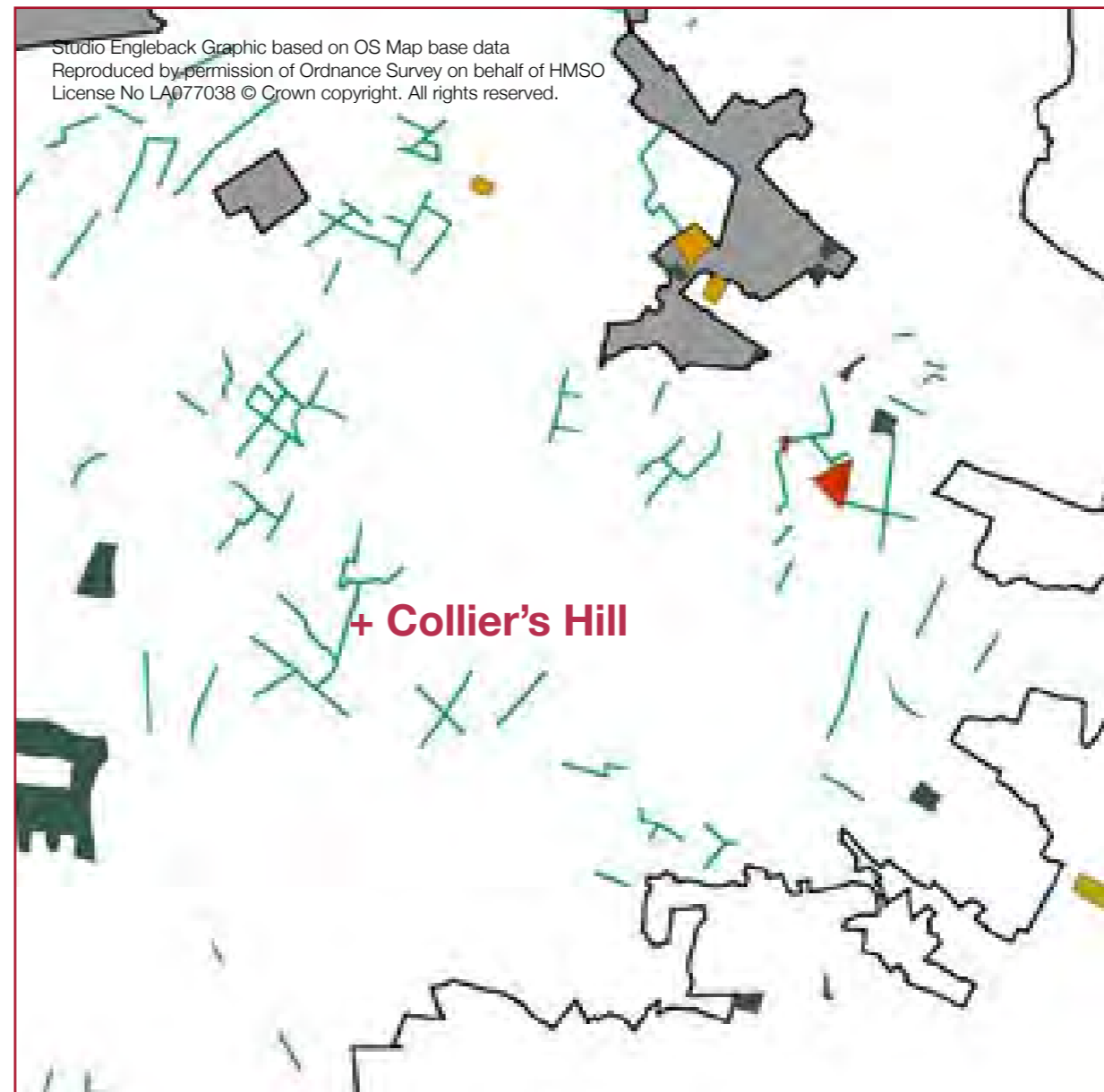
Studio Engleback Graphic based on OS Map base data  
Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.



+ Collier's Hill

**Ecology**

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



+ Collier's Hill

**Features lost since 1870's**

Hedgerow loss is particularly marked around Collier's Hill and Cheeseman's Green.





## Section 2 Assessment

# Assessment Summary

This county area follows the greensand ridge to the south east of Ashford at Clap Hill which affords panoramic views over Romney Marsh to Dungeness.

We have made some major adjustments to the Kent CLA boundary by including the area extending from Aldington Frith, north to Cheesemans Green and Captains Wood, and including Colliers Hill an outlier of greensand. The Roman Road continues to follow this higher ground and the enclosure pattern is more akin to the Aldington Ridge CLA than it is to the Old Romney Shoreline Wooded Farmlands.

Closest to Ashford is the area around Cheeseman's Green with generally open, mainly flat arable land with cluster of farms around Cheeseman's Green, small hamlet at South Stour and high hedgerows to lanes. Captain's Wood, an ancient oak and ash woodland with some hornbeam coppice and associated semi-improved grassland is distinctive within the landscape. The ragstone, hung tile and shiplap buildings and lanes with high hedges contribute to the sense of place. Views are variable - to the north there are generally long distance views to Ashford fringe whereas to the south there are intermittent views to Colliers Hill and Aldington Ridge.

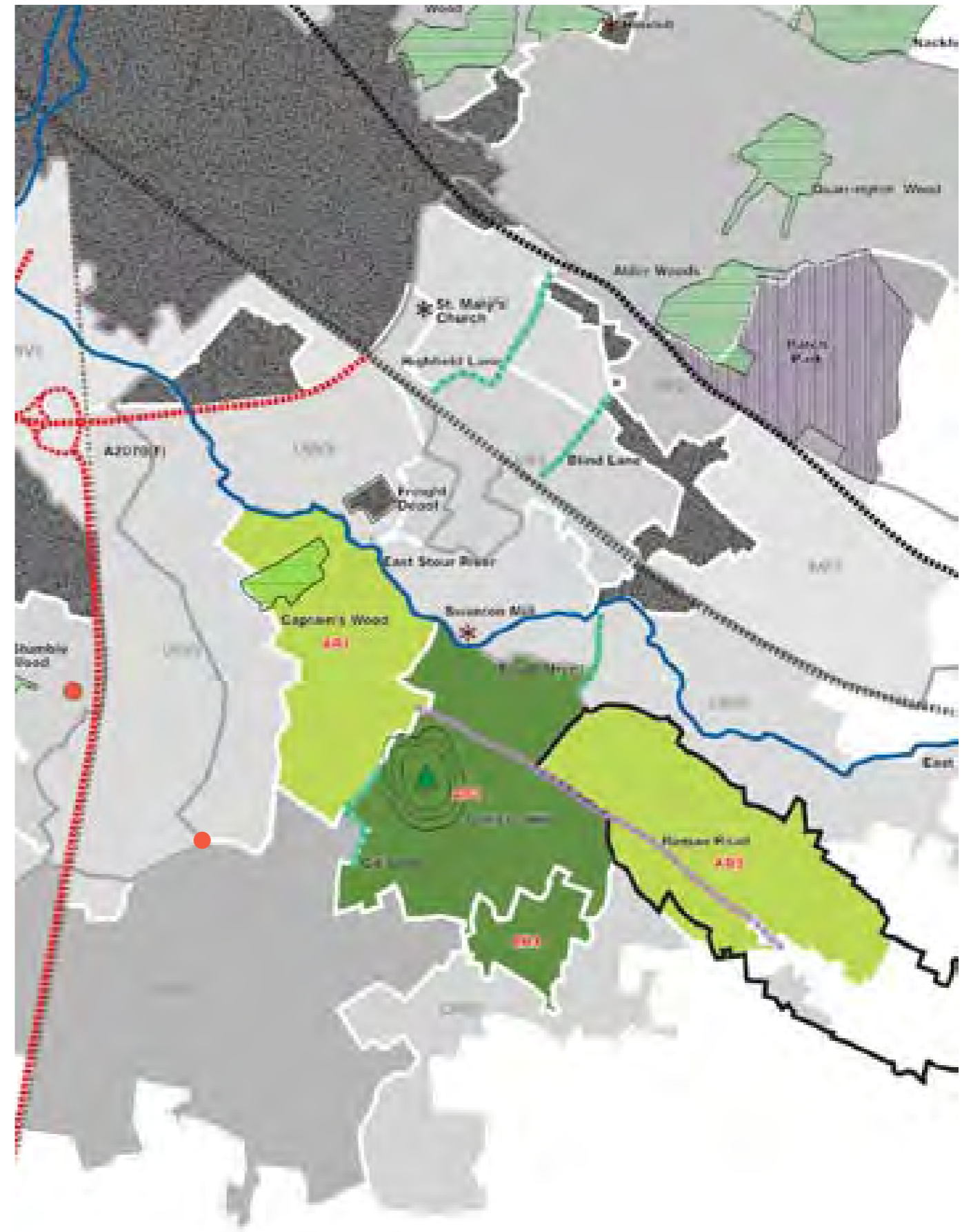
South of South Stour the arable farmland rises to distinctive knoll at Collier's Hill and falls to the East Stour river at Swanton Mill. The large fields have lost hedgerows and are intensively farmed and treecover is limited to the hedgerows along the Roman Road and farmsteads and pollarded willows at Swanton Mill.

Colliers Hill and the Roman Road give a distinctive feel and orientation to the area and a strong sense of place. From Colliers Hill there are panoramic views over greatly enlarged arable fields to the north to the East Stour floodplain and to the south views towards the Old Saxon ridgeline and woodlands. The Roman Road extends along the ridgeline with large arable fields and extensive views north to Mersham, west and north west to Ashford and the North Downs and south to Dungeness.

South of the Roman Road the farmland is a close grained landscape of gentle folds and sunken lanes contained with high hedges and trees which absorbs much of the development of Aldington Frith. The heart lies around the Frith Road/ Priory Road crossroads with a collection of traditional Kentish style buildings, with newer properties to the lanes and scattered farmsteads. The surroundings are mixed farmland with paddocks and hedges, and more open arable farmland. The sunken lanes, high hedges and traditional style ragstone, red brick and weather boarding buildings give distinctive character and strong sense of place. The rolling topography and high hedges restrict visibility and views are generally short and intermittent.



Location of Aldington Ridge



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

Policy recommendation

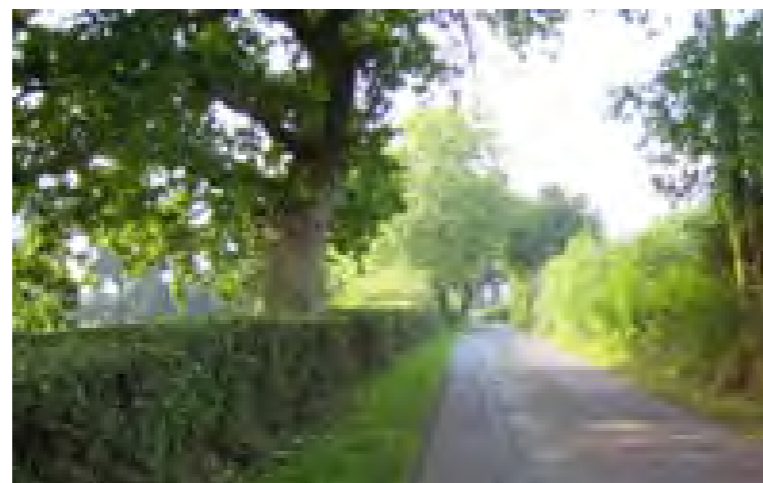




View northwest from Colliers Hill towards Cheeseman's Green (A13.1)



Typical view from lane near Cheeseman's Green towards Captain's Wood (A10.3)



Local vernacular at South Stour (A12.3) Lane near Aldington Frith (A26.10)

CHARACTERISTIC FEATURES	AR1	AR2	AR3	AR4
<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	 Green Lane
 Historic Building	 Roman Road
 Oast House	 Woods
 Hilltop/ Scenic Views	 Parks
 River Stour	 Flooded Gravel Pits



## Collier's Hill

Rising to 74 metres above sea level, the small outcrop of Greensand that forms Collier's Hill is the dominant feature in the flat valley floor landscape forming an outlier to the Aldington Ridge. From the crest of the hill expansive panoramic views in all directions take in the North Downs and Romney Marshes. Located to the south of the development area it has the potential to be an important and varied area of greenspace.



## Captain's Wood

A fine tract of ancient woodland comprising unmanaged hornbeam coppice with oak standards, as well as a wealth of native deciduous tree species. Ash is particularly prevalent in places, and patches of birch and bramble occur in scattered open glades.

The wood is an extremely prominent feature in the impoverished surrounding valley floor landscape, forming a strong edge with the mixed farmland that bounds the wood on all sides. It is situated west of the River East Stour and north of the settlement at Cheeseman's Green. The proposed development extends to the southern edge of the wood and poses a great threat to the integrity of the woodland habitat.



Photograph courtesy of the Environment Agency

### **Captain's Wood from the air**

Captain's Wood a major feature on a rise between two rivers. The floods of 2000 show clearly the floodplain element of the northern part of Cheeseman's Green, the low ridge between rivers, and the importance of Captain's Wood visually, as well as its isolation from other woods.



### **Roman Road**

The Roman road is a distinctive linear feature within the landscape running to the north of Collier's Hill. It is bounded by managed and overgrown hedgerows with trees.



### **Gill Lane**

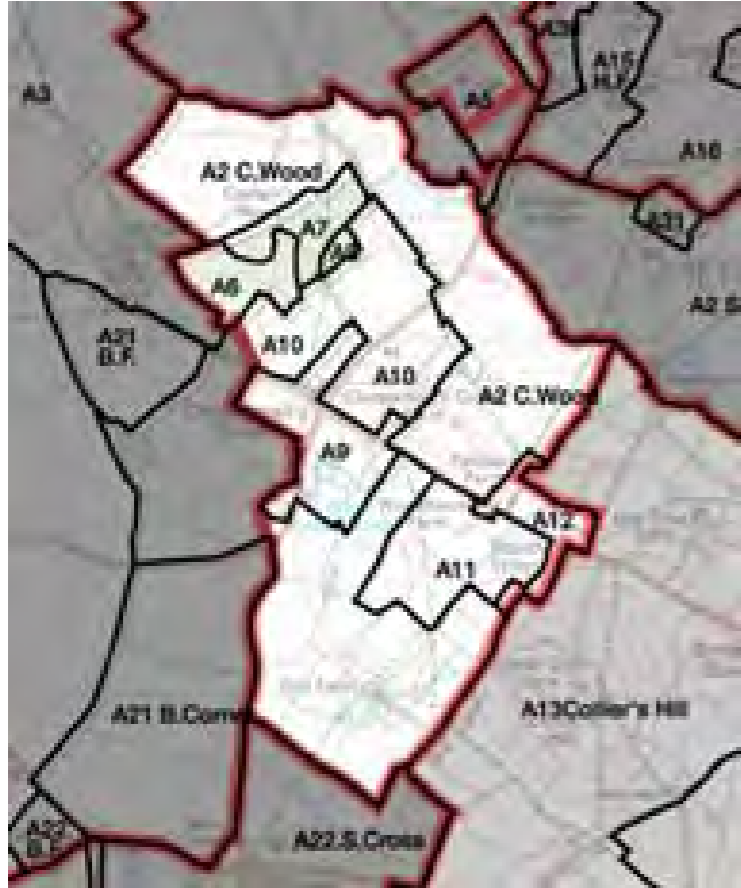
Located on the south western edge of the dominant Collier's Hill, the southern section of this narrow, winding lane is cloaked by a green canopy of mature trees and hedgerows.





## Section 3 Field Work & Data Sheets

# AR 1 Cheesemans Green



Location of AR 1 within Aldington Ridge

## District Landscape Type: AR 1 Cheeseman's Green

Comprising: A2 Captain's Wood, A6, A7, A8, A9, A10a, A10c, A11, A12

### CHARACTERISTIC FEATURES

- Generally open, mainly flat arable land with cluster of farms around Cheeseman's Green and small hamlet at South Stour.
- Captain's Wood, an ancient oak and ash woodland with some hornbeam coppice and associated semi-improved grassland/ rush.
- Hedgerows are variable, and generally high to lanes but where arable there is evidence of hedgerow and ditch clearance, river and dyke dredging.
- Rising ground between the Stour floodplain with distant views to Ashford.

### ANALYSIS

#### Condition

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

Generally a coherent pattern of landscape elements, but with some loss of hedgerows, especially around Cheeseman's Green Farm. Elsewhere the high hedges and Captain's Wood are of ecological value.

#### Sensitivity

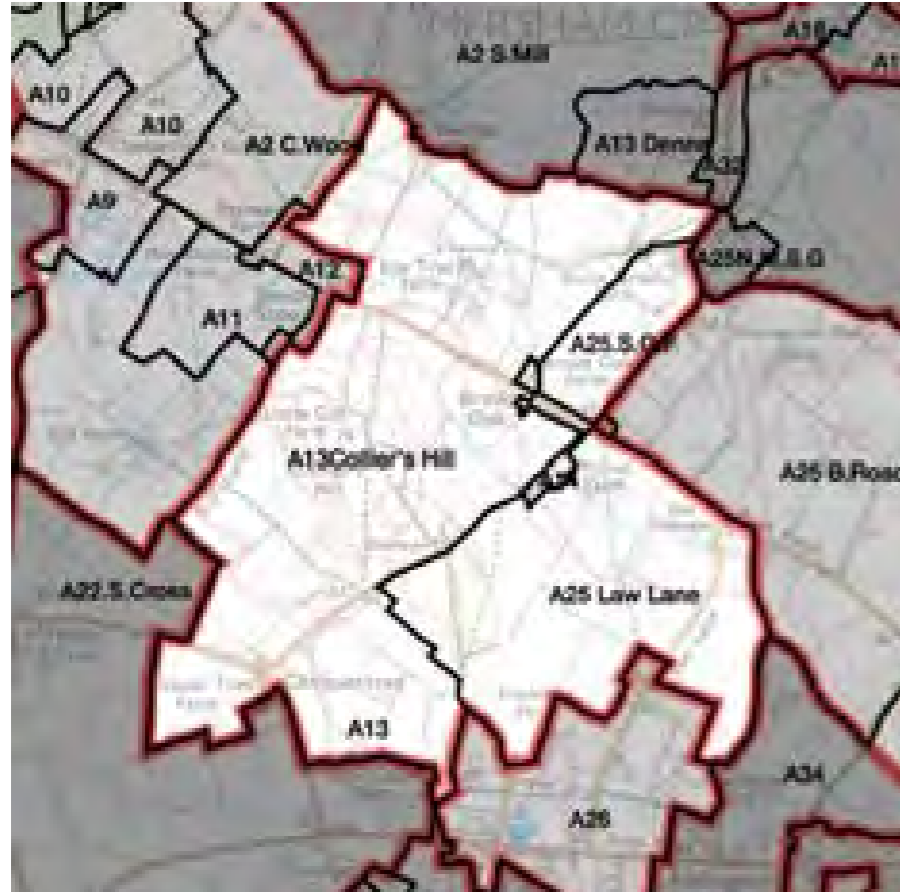
Sense of place:	moderate
Landform:	moderate
Extent of tree cover:	moderate
Visibility:	moderate

The ragstone, hung tile and shiplap buildings and lanes with high hedges contribute to the sense of place. Views are variable - to the north there are generally long distance views to Ashford fringe whereas to the south there are intermittent views to Colliers Hill and Aldington Ridge.

### POLICY RECOMMENDATIONS

**conserve & create**

# AR 2 Colliers Hill



Location of AR 2 within Aldington Ridge

## District Landscape Type: AR 2 Colliers Hill

Comprising: A13, A14, A25 (Law lane), A25 (Stone Green Farm)

### CHARACTERISTIC FEATURES

- Predominantly arable farmland rising to distinctive knoll at Collier's Hill and extending to East Stour river at Swanton Mill.
- Large fields intensively farmed and evidence of hedgerow clearance.
- Mature hedgerow to Roman Road and treecover limited to farmsteads and pollarded willows at Swanton Mill.
- Broad Oak on the Roman Road is a mix of bungalows and traditional farm cottages.

### ANALYSIS

#### Condition

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

A fairly unified pattern of elements with the landform being the overriding feature but with some loss of landscape features such as hedges and ditches and therefore ecological value.

#### Sensitivity

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

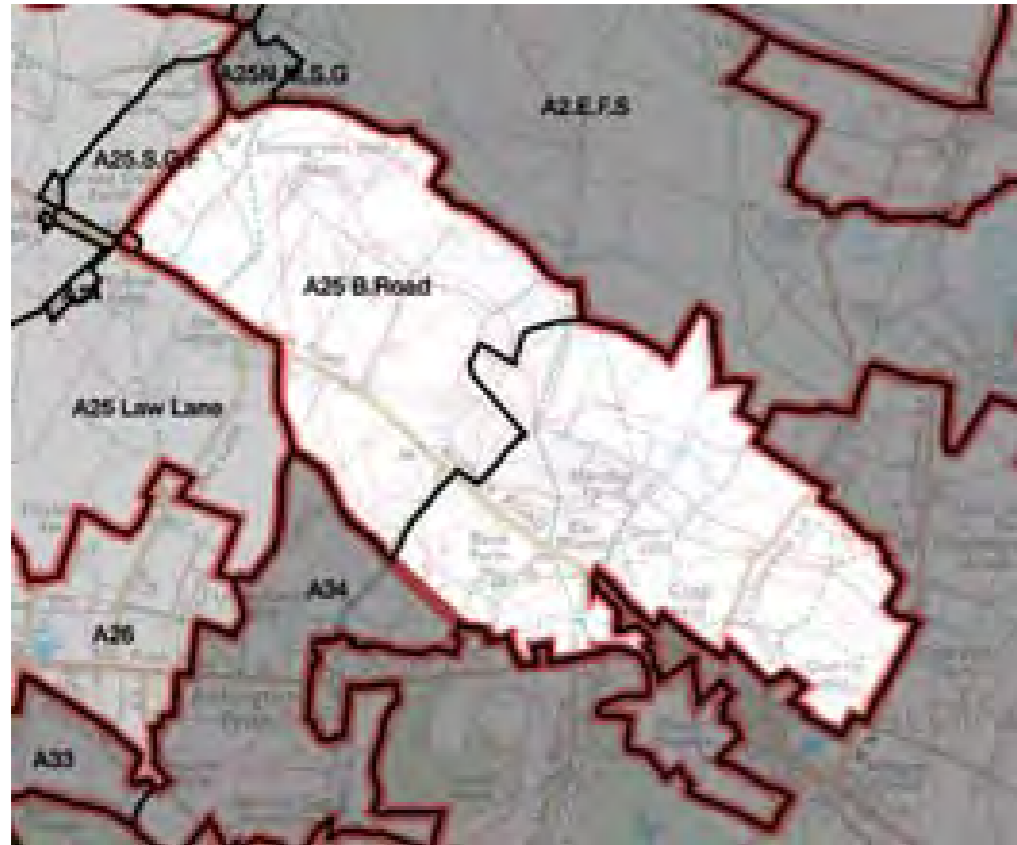
Colliers Hill and the Roman Road give a distinctive feel and orientation to the area and a strong sense of place. The higher ground of Colliers Hill which extends from the Aldington Ridge gives panoramic views over greatly enlarged arable fields to the north to the East Stour floodplain and to the south views towards the Old Saxon ridgeline and woodlands.

### POLICY RECOMMENDATIONS

#### conserve & restore

- conserve open views from Colliers Hill
- restore hedgerows and pastoral grasslands

# AR 3 Clap Hill



Location of AR 3 within Aldington Ridge

## District Landscape Type: AR 3 Clap Hill

Comprising: A25 (Bank Road), A34 (Handen Farm)

### CHARACTERISTIC FEATURES

- Large open arable fields along the Aldington Ridge.
- Traversed by Bank Road – a Roman Road with high hedges and localised tree cover.
- Extensive views north to Mersham, west and north west to Ashford and the North Downs and south to Dungeness.

### ANALYSIS

#### Condition

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

A coherent pattern of elements with open fields and prominent ridgeline giving panoramic views and distinctive character. The land is intensively farmed so the ecological value is limited to the high hedges.

#### Sensitivity

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

The Roman Road following the ridgeline with open views has a strong sense of place. Visibility is high with panoramic views north to Mersham, west and north west to Ashford and the North Downs and south to Dungeness.

### POLICY RECOMMENDATIONS

#### conserve & create

- conserve views from the ridgeline
- plant new hedges on the slopes



# AR 4 Aldington Frith



Location of AR 4 within Aldington Ridge

## District Landscape Type: AR 4 Aldington Frith

Comprising: A26

### CHARACTERISTIC FEATURES

- A close grained landscape of gentle folds and sunken lanes contained with high hedges and trees which absorbs much of the development of Aldington Frith.
- Frith Road/ Priory Road crossroads has a collection of traditional Kentish style buildings, with newer properties to the lanes and scattered farmsteads.
- Mixed farmland with paddocks and hedges, and more open arable farmland.

### ANALYSIS

#### Condition

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

Generally a unified pattern of a rural settlement within a farmed landscape, however there is some fragmentation of character with suburbanisation of the rural scene, for example planting of leylandii hedges.

#### Sensitivity

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

The sunken lanes, high hedges and traditional style ragstone, red brick and weather boarding buildings give distinctive character and strong sense of place. The rolling topography and high hedges restrict visibility and views are generally short and intermittent.

### POLICY RECOMMENDATIONS

**conserve & restore**  
- restore grassland



# Aldington Ridge

## **AR1: Cheeseman's Green**

Date: 22.09.04

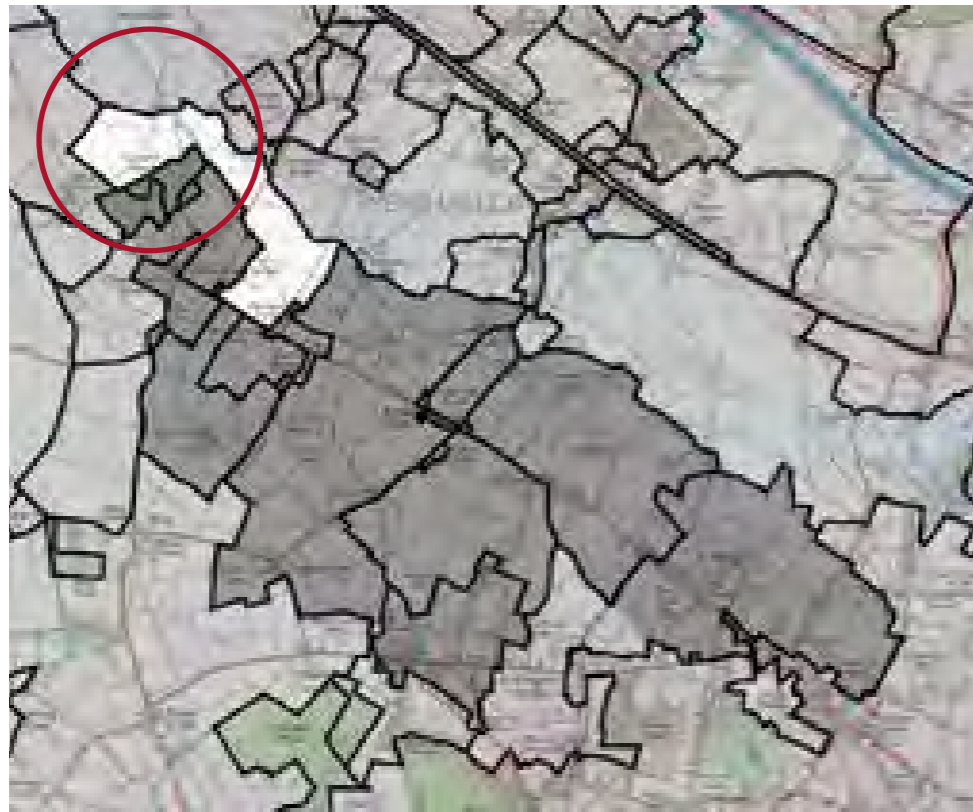
Location: A2 Captains Wood

Map reference: TR034393

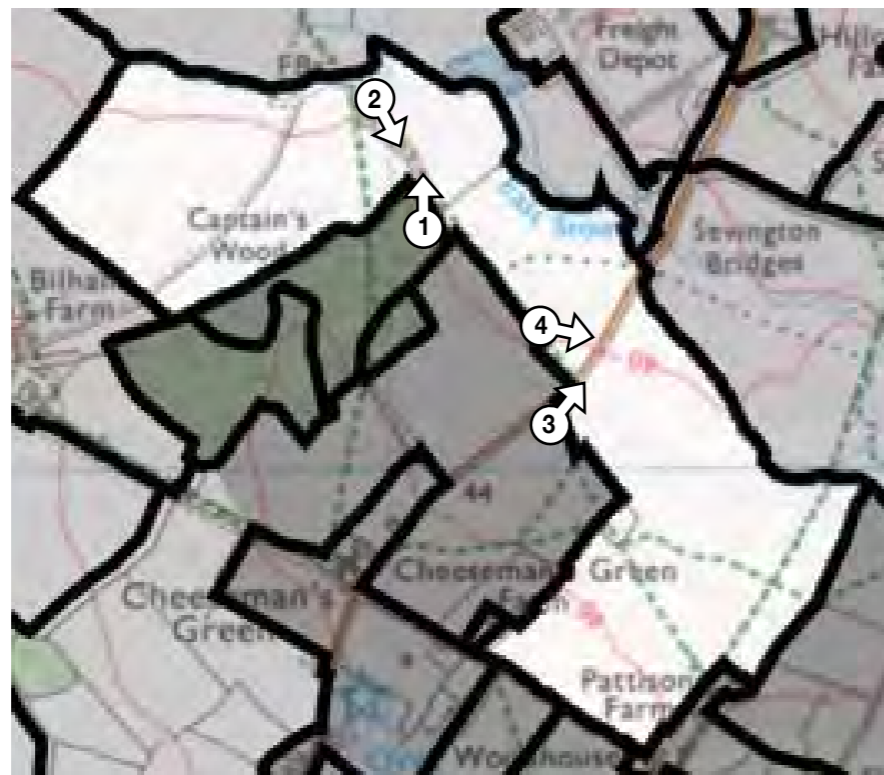
<b>Context:</b> Kent LCA: Old Romney shoreline wooded Farmlands. HLT: 7.1 Miscellaneous valley bottom paddocks and pastures			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAPHY</b>	Dominant <b>Apparent</b> Insignificant	Landform Arable valley floor rising to North West	Views Out To north Ashford fringe. A2070 to North-North East. West past Captain's wood to North only, restricted by rising ground. South filtered through hedges down Stour valley
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	Key visual elements Captain's wood on west edge scattered willow pollards along river	Views In Open
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant	Key visual elements Hedge ditch and river	Pattern large scale arable, hedge clearance
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant Apparent Insignificant Unsettled	Key visual elements Arable	Seasonal variation
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary Arable		Other
Woodlands	Heritage features		Species
Hedgerow trees	Heritage features Scattered veteran oaks some tagged to North		Species Oak
Other trees	Heritage features Willow along river dykes		Species Willow
Field Boundaries	Heritage features Gappy hedgerows, post and rail fences, ditches, river		Species Hawthorn, blackthorn, elder and field maple
Highways	Verges		Other features
Buildings	Villages		Farmsteads
Other features			

**A2 Captain's Wood ctd.**

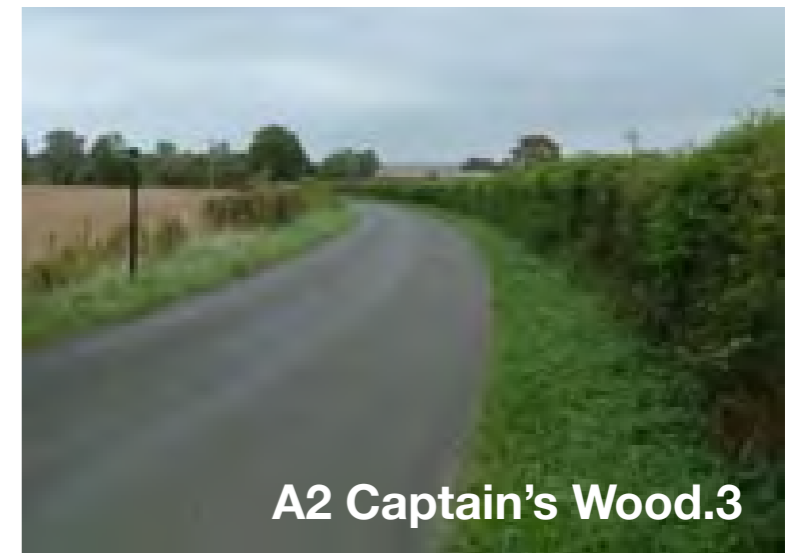
<b>Brief description:</b> Horseshoe shaped parcel from of north Captain's wood to Cheeseman's Green in south. Very open, mainly flat arable, slight rise to North of Captain's wood, evidence of hedgerow and ditch clearance, river and dyke dredging. Intermittent hedgerow and riverside trees.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Urban fringe and power line with freight centre to North and East. Hedge clearance				<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?				
Extent of semi-natural habit None	Ecological corridors River, ditches, gappy hedges	<i>High</i>  <i>Moderate</i>  <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>	Extent Very intermittent	Age structure Old/Dead	<i>Good</i> <i>Variable</i> <b>Poor</b>	
<b>Field Boundaries</b>	Gappy, macerated			<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				
Type Urban fringe and A2070 do impact from outside	Siting	Design	Extent	<i>High</i> <b>Moderate</b> <i>Low</i>



A2 Captain's Wood.1



A2 Captain's Wood.2



A2 Captain's Wood.3

**Photograph locations/ direction**

Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.



A2 Captain's Wood.4

Date: 16.09.04

Location: A6 Captain's Wood

Map reference: TR027391

<b>Context:</b> Kent LCA: Old Romney Shoreline Wooded Farmlands HLT: 4.9: Pre-1801 coppices			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAPHY</b>	Dominant Apparent <b>Insignificant</b>	<b>Landform</b> Appears mainly flat shallow dry ditches	<b>Views Out</b> From woodland edge across open farmland of A3 to North and West and A10 to South
<b>TREE COVER</b>	<b>Dominant</b> Apparent Insignificant	<b>Key visual elements</b> Ancient Oak woodland	<b>Views Within</b> none
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Strong woodland edge, stock proof remnant fencing in wood	<b>Pattern</b>
<b>SETTLEMENT &amp; LANDUSE</b>	<b>Dominant</b> Apparent Insignificant	<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>	Woodland		<b>Species associations</b>
<b>Farm type</b>	Primary N/A		<b>Other</b>
<b>Woodlands</b>	<b>Heritage features</b> Strong edge open glades open floor		<b>Species</b> Oak dominant and ash, hornbeam, coppice some birch
<b>Hedgerow trees</b>	<b>Heritage features</b> Open coppice		<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>	Verges		<b>Other features</b>
<b>Buildings</b>	Villages		<b>Farmsteads</b>
<b>Other features</b>	Some dumping of farm machinery, scrap etc. Pheasant rearing		

A6 ctd.

<b>Brief description:</b>  Fine tract of ancient woodland, oak standards and abandoned hornbeam coppice. Very strong woodland edge and Ash, Thorn, sloe, elder, hazel, bramble.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features  Strong feature in the landscape.				
				<b>Intact</b> <i>Interrupted</i> <i>Fragmented</i>
<b>Detractors:</b> Dumping in few locations on B'ham Farm side				
<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		<b>Ecological corridors</b> N/A		<b>High</b>  <i>Moderate</i>  <i>Low</i>
<b>Intensity of land use:</b> Low - abandoned coppice. Pheasant rearing and shooting. Dumping.				
<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	
				<b>Good</b> <i>Variable</i> <i>Poor</i>
<b>Field Boundaries</b>	Rusty stock fence perimeter - woodland edge generally strong some areas of bramble and clearing			<b>Good</b> <i>Variable</i> <b>Poor</b>
<b>Other features</b>				<b>Good</b> <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> <b>Low</b>



**Photograph locations/ direction**

Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.

Date: 16.09.04

Location: A7 Captain's Wood

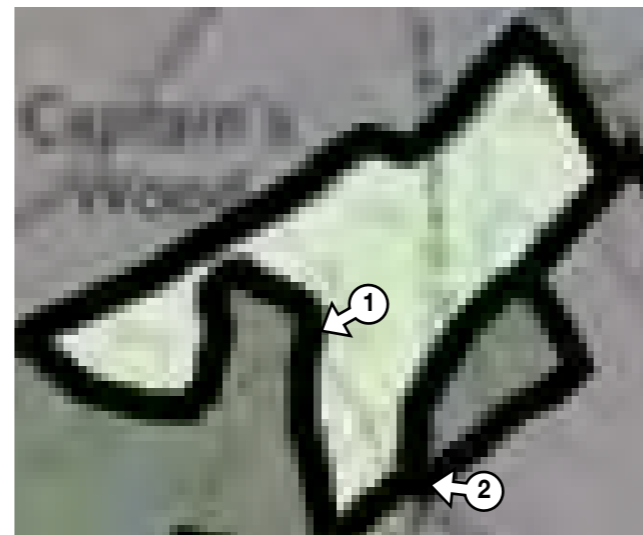
Map reference: TR029393

<b>Context:</b> Kent LCA: Old Romney Shoreline Wooded Farmlands HLT: 7.2 Valley floor woodland			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAPHY</b>	Dominant Apparent <b>Insignificant</b>	<b>Landform</b> generally flat	<b>Views Out</b> North across farmland to Ashford fringe and south to Aldington and Colliers Hill
<b>TREE COVER</b>	Dominant Apparent Insignificant	<b>Key visual elements</b> Woodland	<b>Views within</b> Some open glades
<b>ENCLOSURE PATTERN</b>	Dominant Apparent <b>Insignificant</b>	<b>Key visual elements</b> Old stock fence boundary	<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>	Primary	<b>Other</b>	
<b>Woodlands</b>	Heritage features	<b>Species</b> oak standards and birch, elder, hazel, bramble, chestnut, thorn	
<b>Hedgerow trees</b>	Heritage features	<b>Species</b>	
<b>Other trees</b>	Heritage features	<b>Species</b>	
<b>Field Boundaries</b>	Heritage features	<b>Species</b>	
<b>Highways</b>	Verges	<b>Other features</b>	
<b>Buildings</b>	Villages	<b>Farmsteads</b>	
<b>Other features</b>	Pheasant rearing		

A7 ctd.

<b>Brief description:</b> Valley floor mixed woodland, good regeneration. Oak, Ash and Hornbeam are dominant, patches of Birch and bramble where light levels permit. More open than coppice (A6), so richer woodland floor habitat				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b>				<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> Continuous	<b>Ecological corridors</b>		<b>High</b>  <i>Moderate</i>  <i>Low</i>	
<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> Continuous	<b>Age structure</b> Varied	<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>				<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**

Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.

Date: 16.09.04

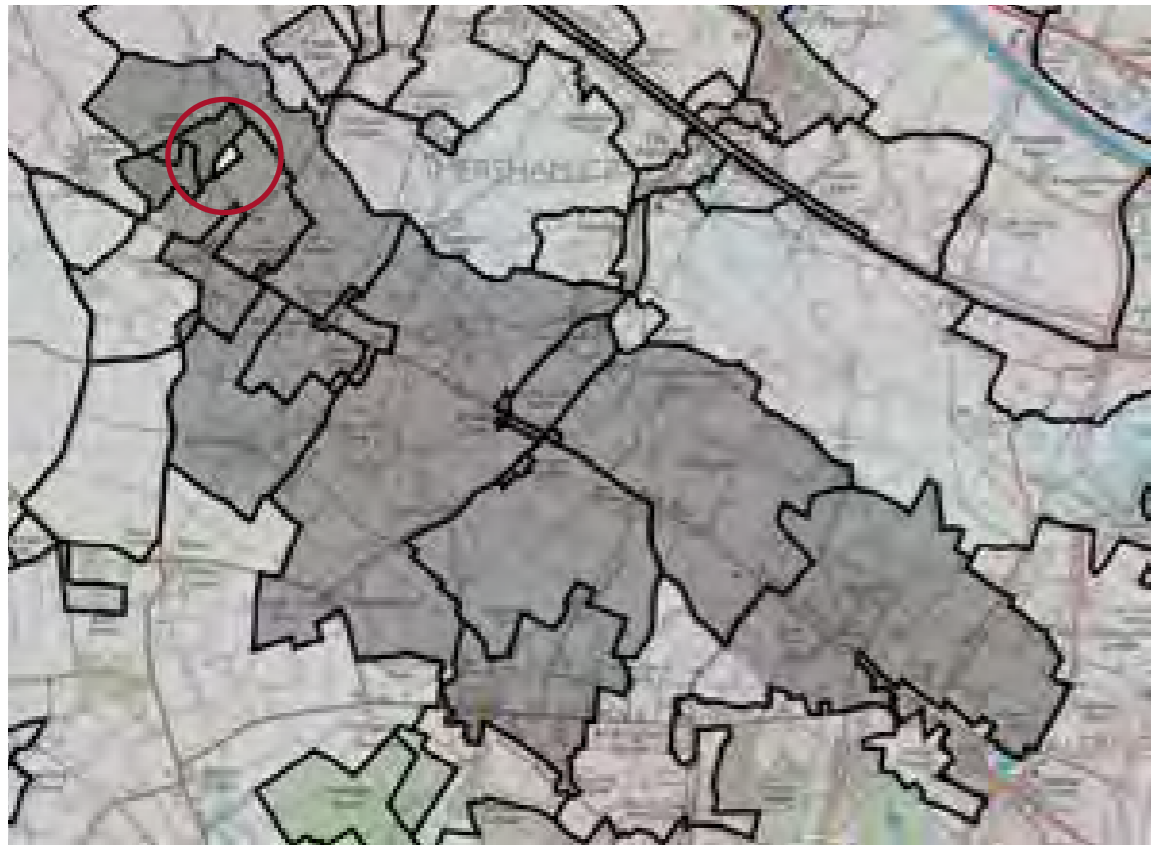
Location: A8 Captain's Wood

Map reference: TR031392

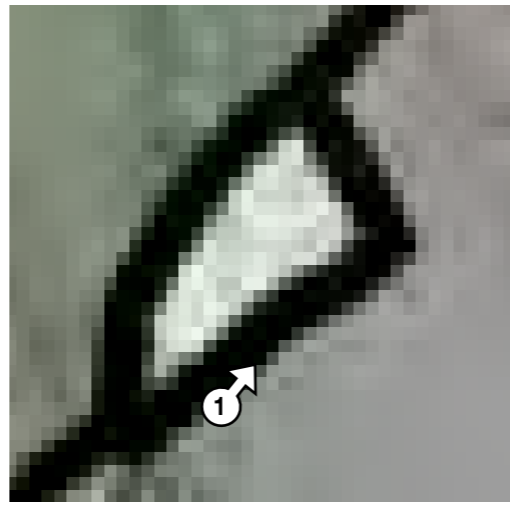
<b>Context:</b> <b>Kent Landscape Character Area:</b> Old Romney Shoreline Wooded Farmlands <b>HLT:</b> 4.9 Pre-1801 coppices			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAPHY</b>	Dominant Apparent <b>Insignificant</b>	<b>Landform</b> Mainly flat	<b>Views Out</b> From woodland edge South across farmland of A10
<b>TREE COVER</b>	Dominant Apparent Insignificant	<b>Key visual elements</b> Ancient oak woodland	<b>Views within</b>
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Strong woodland edges	<b>Pattern</b>
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant 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>	Woodland		<b>Species associations</b>
<b>Farm type</b>	Primary		Other
<b>Woodlands</b>	<b>Heritage features</b> Strong edge	<b>Species</b> Hornbeam coppice with oak standards	
<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>			

A8 ctd.

<b>Brief description:</b> Small area of former hornbeam coppice with oak standards. Strong woodland edge with Ash, thorn, Sloe, Elder, hazel and bramble. Similar to A6				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Part of larger Captain's Wood that is a dominant feature of the landscape				<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> Continuous woodland	<b>Ecological corridors</b>		<b>High</b>  <i>Moderate</i>  <i>Low</i>	
<b>Intensity of land use:</b> Low - abandoned coppice, pheasant rearing				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	Extent Continuous	Age structure Mixed mainly mature	<b>Good</b> <i>Variable</i> <i>Poor</i>	
<b>Field Boundaries</b>	Stock fence perimeter			<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>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<i>High</i> <i>Moderate</i> <b>Low</b>



Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.

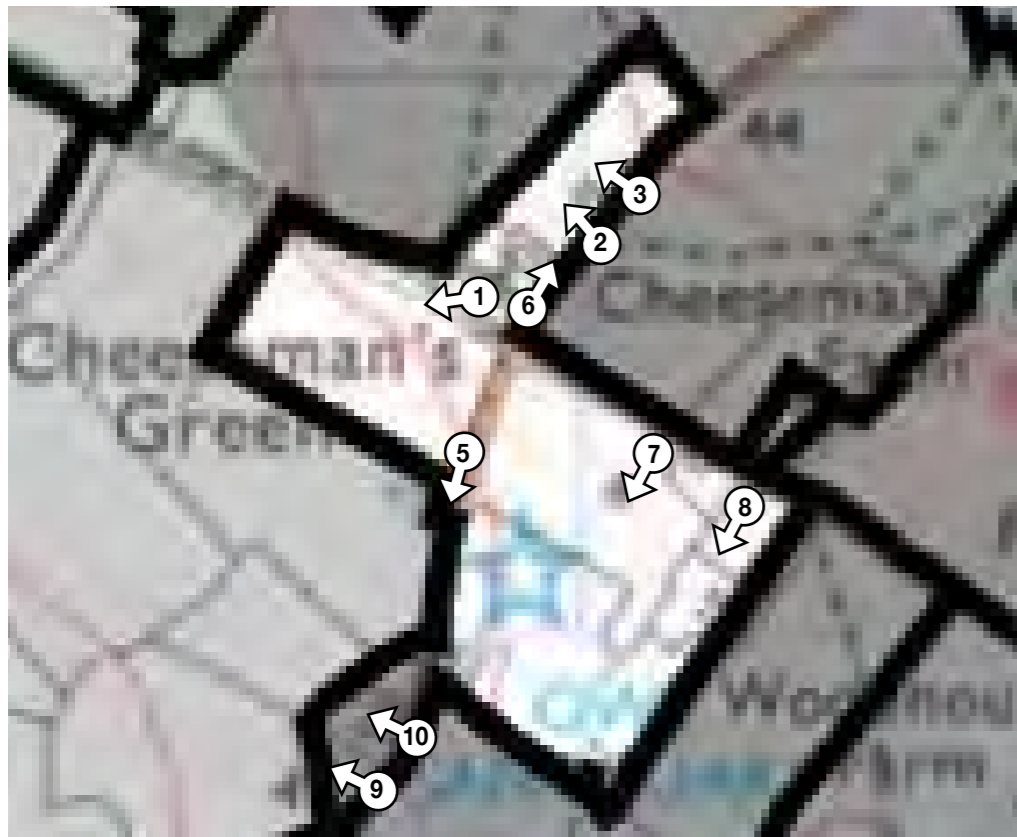
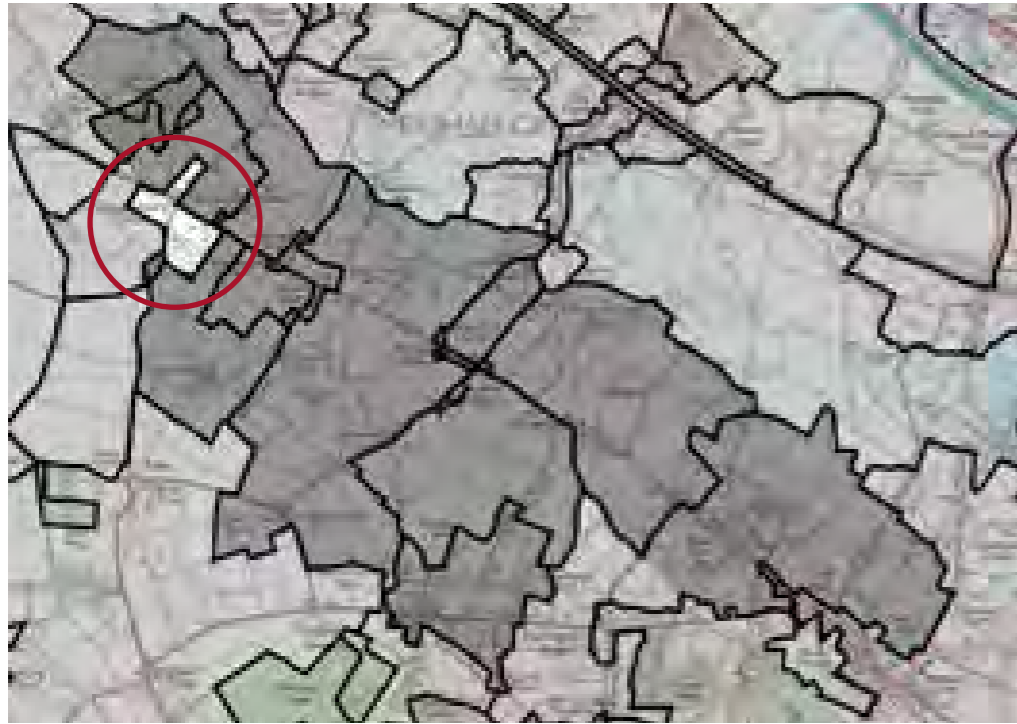


Photograph locations/ direction



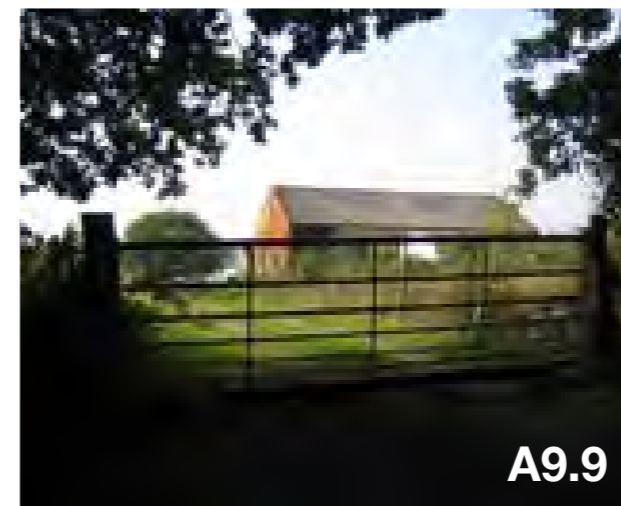
<b>Study Segment:</b>		Cheeseman's Green (Map ref: TR029388)	
<b>County Landscape Character Area:</b>		Old Romney Shoreline Wooded Farmlands	
<b>Historic Landscape Type:</b>		9.2 Scattered settlement with paddocks (1810 extent)	
<b>Boundaries:</b>		A10 encloses A9	
<b>SETTLEMENT &amp; BUILT FEATURES</b>	Apparent	<b>Key visual elements</b> Farms and cottages set behind mature hedges includes: -Owl sanctuary with bungalows -Farm cottages -Cheeseman's Green Farm with farmhouse and old barns -Detached houses set within gardens -Munday Manor	
<b>TOPOGRAPHY</b>	Insignificant	<b>Landform</b> Gentle slope	
<b>TREE COVER</b>	Apparent	<b>Key visual elements</b> Mature oak , ash, willow and ornamental trees within gardens including mature leylandii. Mature native hedges.	
<b>FORM &amp; LAYOUT</b>	Clustered	clustered	
<b>AGE &amp; CONDITION</b>	Pre-war Post-war 1960-70's 1980-1990's Recent	Mix of ages	
<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> Farmhouse/ cottages with red brick, pegtiles and tiled roof Old timber barns with shiplap and corrugated iron roofs White painted cottage		
<b>Street Scene</b>	<b>Frontage/ verge/ boundaries/ materials</b> Lane bounded with hedgerows and mature trees – mainly oak and ash Low ragstone wall with brick and mortar coping White picket fencing	<b>Planting/ signage/ lighting</b>	
<b>Edge condition</b>	<b>New housing</b> N/A		
Other features (include detractors)	-		
<b>PERCEPTION of the place</b> – is it tranquil/ safe/ pleasant/ legible/ accessible? Overall a country feel with cluster of farm dwellings behind mature hedges.			

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> Cheesemans Green Farm and associated cottages front the western side of the lane characterised by well maintained and high thorn / bullace hedges with ash and oak standards and wide verges. Heavily fruiting bullaces (wild damson) appear to be a particular feature of this area. Farmhouse set behind well constructed low ragstone wall. 'Settlement' also includes the owl sanctuary – a modern brick built bungalow, as well as an old cottage and paddock on the south side of the Roman Road.				
<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				
Surrounding arable fields with distant views to Ashford on rising land between two arms of the flood plain.				<b>Intact</b> Interrupted Fragmented
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
<b>Extent of settlement</b> Divided between groups of buildings around Cheesemans Green farm, the owl sanctuary and tatty farm buildings on the opposite side of the lane, Munday Manor and an old cottage fronting the Roman Road. Groups separated by paddocks - typical scattered settlement.	Hedges 2-4m high, filled with sloes and bullaces, give an enclosed feel to the lanes and effectively holds together this rural settlement.		<b>High</b>	
			<b>Moderate</b>	
			<b>Low</b>	
<b>Intensity of built form and trend</b> Traditional forms max 2 floors				
<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> Hung tile, peg tile roofs, ragstone, brick and white painted shiplap weather boarding. Old timber framed kentish barns with ship lap cladding and replacement old corrugated steel sheet roofs.		<b>Good</b> Variable Poor	
<b>Tree Cover</b>	<b>Age structure</b> Young mature oaks, ash and some willows in the hedgerows.		<b>Good</b> Variable Poor	
<b>Field Boundaries</b>	<b>Survival of historic field pattern and condition</b> Well maintained mixed species hedges, some have been left to grow quite broad and tall. Spp inc. hawthorn, blackthorn, bullace, rose, hornbeam, elm, field maple, dogwood and hazel – ancient.		<b>Good</b> Variable Poor	
<b>Other features</b>	Low ragstone walls at front of property White painted low timber picket fence Old orchard to Munday manor		<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> Bungalow – Owl Sanctuary	<b>Siting</b> set back from the the lane behind hedges	<b>Design</b> Post 1960	<b>Extent</b> discrete	<b>High</b>
				<b>Moderate</b>
				<b>Low</b>



**Photograph locations/ direction**

Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.



Date: 23.09.04

Location: A10 Cheeseman's Green Map reference: TR030384

<b>Context:</b>			
Kent LCA: Old Romney Shoreline Wooded Farmlands HLT: 1.7 Irregular straight boundaries			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> Gently undulating	<b>Views Out</b> Panoramic east to Colliers Hill, N to Captain's Wood
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> 2 blocks of oak woodland. High hedgerows with mature standards.	<b>Views In</b> Open, restricted in places by hedgerows
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Mature trees and hedges, paddocks/gardens around Gill Farm	<b>Pattern</b> Irregular, mainly large
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Arable fields dominant	<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> Grazing pasture	
<b>Woodlands</b>	<b>Heritage features</b> 2 woodland blocks, some veteran pollards	<b>Species</b> Oak, hornbeam	
<b>Hedgerow trees</b>	<b>Heritage features</b> Some veteran	<b>Species</b> oak, hornbeam	
<b>Other trees</b>	<b>Heritage features</b> Veteran oak pollard on boundary with A13	<b>Species</b>	
<b>Field Boundaries</b>	<b>Heritage features</b> High hedgerows	<b>Species</b> Hawthorn, field maple, blackthorn, elm	
<b>Highways</b>	<b>Verges</b> Narrow grass, ditch	<b>Other features</b>	
<b>Buildings</b>	<b>Villages</b>	<b>Farmsteads</b> Gill Farm, Little Gill Farm	
<b>Other features</b>			

A10 ctd.

<b>Brief description:</b> Large, highly variable horseshoe shaped parcel, dominated by open arable fields with tall hedges and abundant standards. Two blocks of probably ancient semi-natural oak-hornbeam woodland and a semi-improved grassland with rush immediately south of Captain's Wood.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Road – traffic and noise, occasional power lines				<b>Intact</b> Interrupted Fragmented
<b>Ecological integrity</b> – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Set aside, pond at Gill Farm, 2 woodland blocks, small semi-improved grassland	Ecological corridors High hedgerows		High	Moderate
Intensity of land use High - moderate				
<b>Condition of heritage features</b> – assess current condition and make note of vulnerability to change				
<b>Tree Cover</b>	Extent 2 blocks, high hedgerows	Age structure mainly mature	<b>Good</b> Variable Poor	
<b>Field Boundaries</b>	Hedgerows		<b>Good</b> Variable Poor	
<b>Other features</b>			Good Variable Poor	
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place N/A				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	High Moderate Low



A10.3

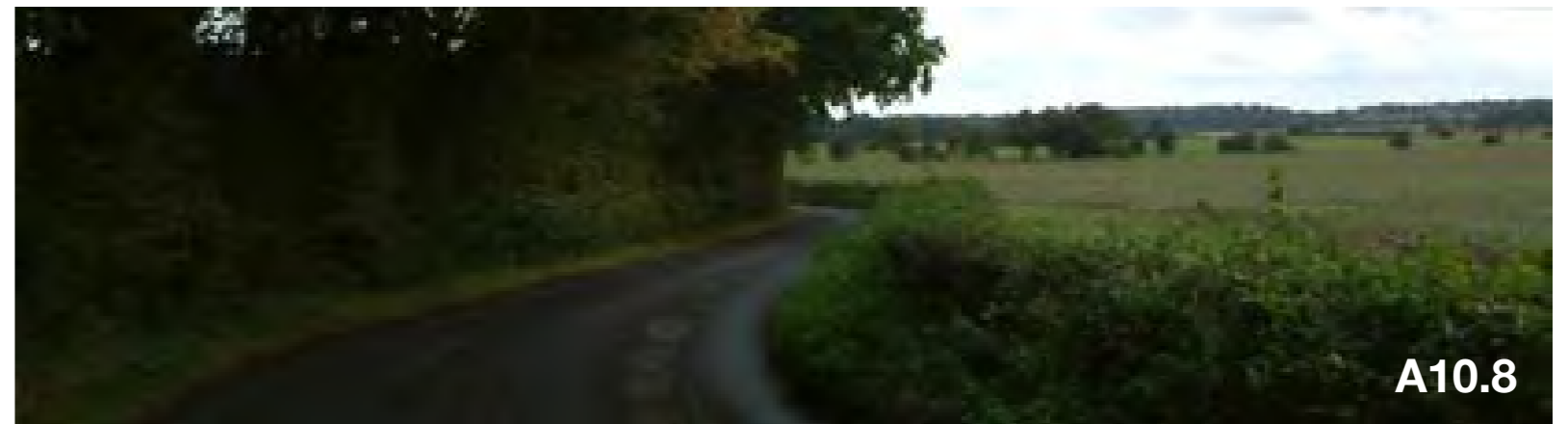


A10.6

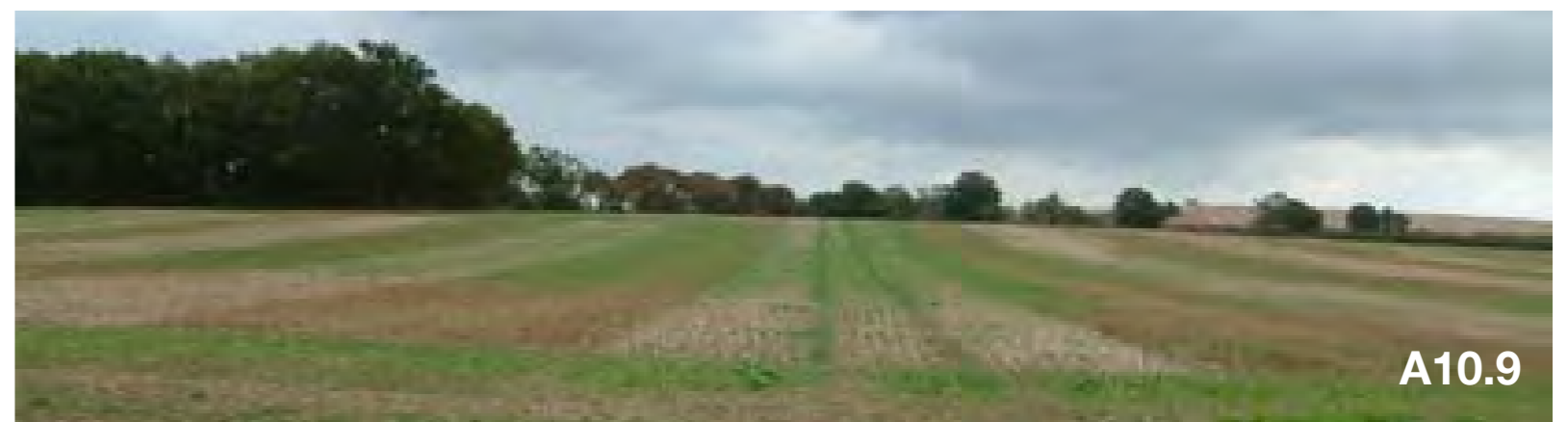


**Photograph locations/ direction**

Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.



A10.8



A10.9

Date: 22.09.04

Location: A11 Woodhouse farm Map reference: TR034383

<b>Context:</b> Kent LCA: Old Romney Shoreline Wooded Farmlands HLT: 1.10 Medium 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> Gently rising to South West	<b>Views Out</b> North – filtered distant glimpses to urban fringe across farmland; West limited by tree cover South and south east towards Colliers Hill, East screened by trees to A12
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Woodhouse farm and parcel boundaries to West to East	<b>Views In</b> Open
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Settlement along Roman rd to North and South Stour to East, otherwise stock fencing and boundary hedges	<b>Pattern</b> Med-large rectilinear with straight boundaries
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Woodhouse Farm Arable	<b>Seasonal variation</b>
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>			Species associations
<b>Farm type</b>	Primary Arable		<b>Other</b>
<b>Woodlands</b>	<b>Heritage features</b>		<b>Species</b>
<b>Hedgerow trees</b>	<b>Heritage features</b> Scattered, concentrated around settlement		<b>Species</b> oak, ash, poplar
<b>Other trees</b>	<b>Heritage features</b> Garden trees at woodhouse farm		<b>Species</b> White poplar, oak, hawthorn
<b>Field Boundaries</b>	<b>Heritage features</b> hedge, ditch, barbed wire fence		<b>Species</b> Blackthorn, hawthorn, bramble and rose
<b>Highways</b>	<b>Verges</b>		<b>Other features</b>
<b>Buildings</b>	<b>Villages</b>		<b>Farmsteads</b> Woodhouse farm – brick bungalow, two tin sheds
<b>Other features</b>			

# A11 Woodhouse Farm

A11 ctd.

<b>Brief description:</b> Small parcel of arable farmland with Woodhouse farm and Roman Rd to North. Thick hedgerows with oak standards forms powerful western boundary, open to south, small farmsteads of south Stour to North- North East				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Power lines running North to South, neglected corrugated tin barn at woodhouse farm				<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>	<b>Ecological corridors</b> Boundaries - thick hedgerow with standards to West		High  Moderate  Low	
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> Localised to boundaries and farm	<b>Age structure</b> Mainly mature	Good Variable Poor	
<b>Field Boundaries</b>	Hedgerow good, barbed wire fence poor especially around farm			Good Variable Poor
<b>Other features</b>				Good 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>	High Moderate Low



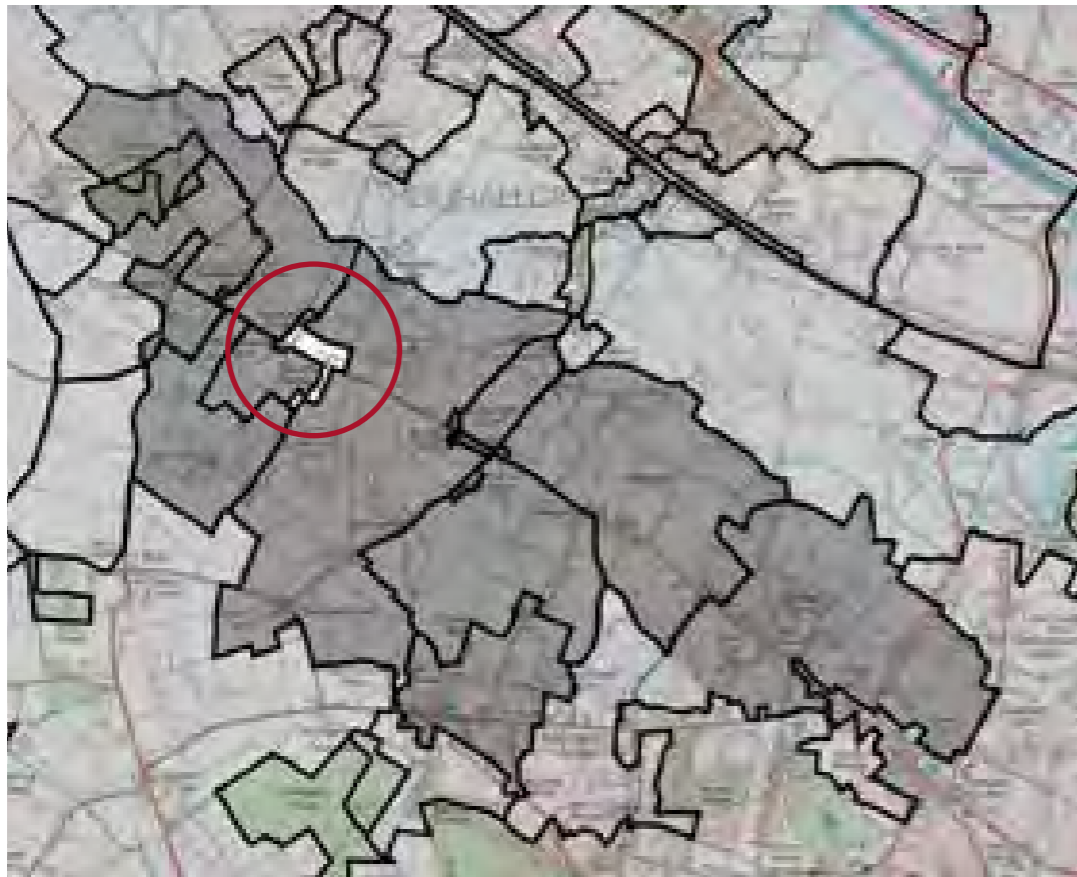


**Photograph locations/ direction**

Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.

<b>Study Segment:</b>		Cheeseman's Green (Map ref: TR035385)
<b>County Landscape Character Area:</b>		Old Romney Shoreline Wooded Farmlands
<b>Historic Landscape Type:</b>		9.2 Scattered settlement with paddocks (1810 extent)
<b>Boundaries:</b>		A11 to W, A13 to S & E, A2 to N
<b>SETTLEMENT &amp; BUILT FEATURES</b>	Dominant <b>Apparent</b> Insignificant Unsettled	<b>Key visual elements</b> A string of properties including: The Grange – farmhouse Beaucamp nurseries with outbuildings Woodhouse Farm Colliers Hill farm
<b>TOPOGRAPHY</b>	Dominant <b>Apparent</b> Insignificant	<b>Landform</b> Gentle slope rising to south
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> mature oaks within hedgerows, single row of mature horsechestnut along verge mature ornamental trees to gardens, including orchards
<b>FORM &amp; LAYOUT</b>	<b>Linear</b> Clustered Sprawling	Ribbon along lane
<b>AGE &amp; CONDITION</b>	Pre-war Post-war 1960-70's 1980-1990's Recent	Pre 19 <sup>th</sup> century to mid 20 <sup>th</sup> century
<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> Red brick cottage with red tiles Farmhouse with white shiplap and tiled roof Bungalow conversion from farm buildings –white render Colliers Hill Farm – brick farmhouse and shiplap barns with roof hip	
<b>Street Scene</b>	<b>Frontage/ verge/ boundaries/ materials</b> Wide lane with wide grassy verge and clipped hawthorn and sloe hedges. Hornbeam and yew hedges adjacent to properties. Ragstone walls with brick quoins Timber rail fencing	<b>Planting/ signage/ lighting</b>
<b>Edge condition</b>	<b>New housing</b> N/A	
<b>Other features (include detractors)</b>	-	
<b>PERCEPTION of the place</b> – is it tranquil/ safe/ pleasant/ legible/ accessible? A tranquil country lane		

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> A string of properties mainly on the north side of the Roman Road, but also including some dwellings along Gill Lane. The road follows higher ground which is effectively an extension of the Aldington ridge giving long range views northwards over greatly enlarged arable fields to the east Stour flood plain, the greensand ridge between Sevington and Mersham, with the north Downs beyond that. To the south are views towards the Old Saxon Shoreline ridge and woodlands. The roman road is a narrow lane with wide verges and high mixed spp ancient hedges (large diversity of species). The ribbon development comprises a mix of old buildings such as the Grange set back from the road beyond an orchard, and some associated cottages and modern garaging set behind a hedge. Beauchamps Nursery is characterised by large agricultural building and some polytunnels and ancillary sheds with an interwar bungalow adjacent to Swanton Mill lane. South of the lane is Woodhouse farm essentially a single storey building with a mix a vernacular materials – brick in various bonds, ragstone, white weather boarding. Colliers Hill Farm on Gill Lane comprises two floor house in trad style with Kentish barn with hipped gables – black weatherboard, brick to house, peg tile roofs both.				
<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				
Long range views			<b>Intact</b> Interrupted Fragmented	
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
<b>Extent of settlement</b>		A loose collection of homes reads as a 'place' Held together by high, well maintained hedges.	<b>High</b> <b>Moderate</b> Low	
<b>Intensity of built form and trend</b> Low intensity due to size of gardens. Traditional forms and materials				
<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> Ragstone garden walls and parts of buildings, brick, hung tile, white painted weather board		<b>Good</b> Variable Poor	
<b>Tree Cover</b>	<b>Age structure</b> Low number of young standards in hedgerows, and trees in gardens including Oak and Hornbeam + fruit trees and exotics such as large conifer		<b>Good</b> <b>Variable</b> Poor	
<b>Field Boundaries</b>	<b>Survival of historic field pattern and condition</b> Ancient hedgerows with multiple species. Well maintained hornbeam hedge to the Grange. Spp inc. hawthorn, blackthorn, bullace, rose, hornbeam, elm, field maple, dogwood and hazel		<b>Good</b> Variable Poor	
<b>Other features</b>	Weather vane on corner of Roman Road and Gill Lane		<b>Good</b> Variable Poor	
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place  Not Applicable				
<b>Type</b>	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	<b>High</b>  Moderate  Low



**Photograph locations/ direction**

Reproduced by permission of Ordnance Survey on behalf of HMSO License No LA077038 © Crown copyright. All rights reserved.



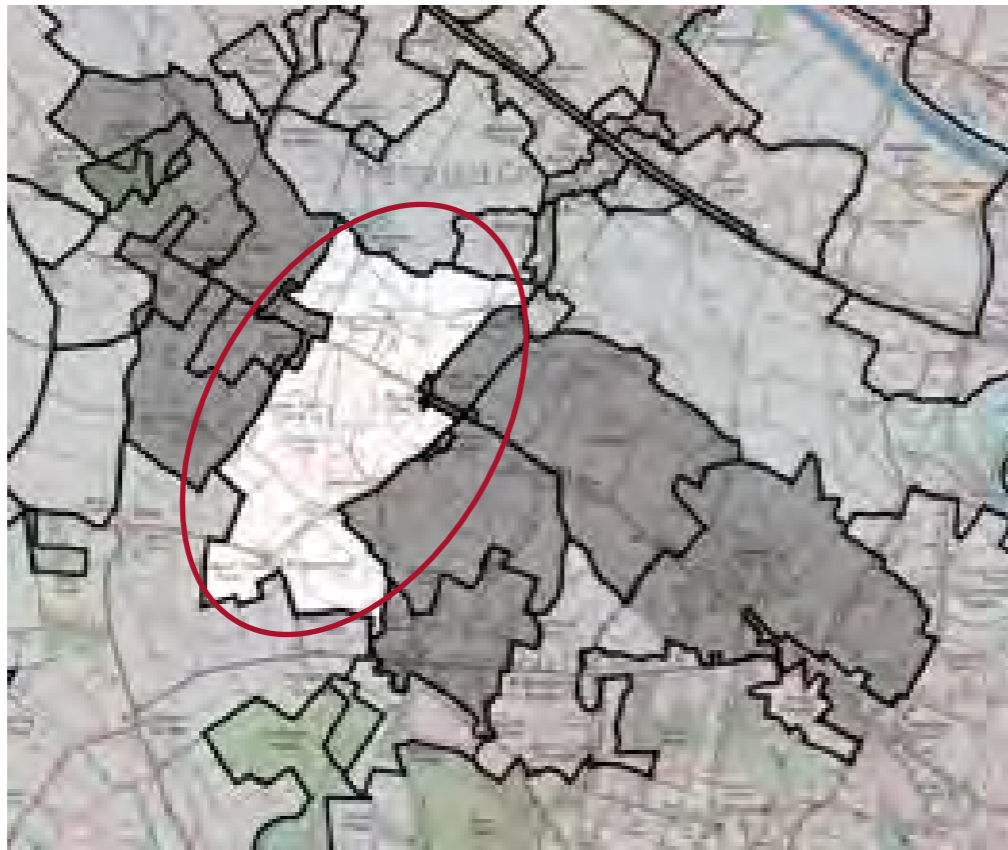


# Aldington Ridge

## **AR2: Colliers Hill**

<b>Context:</b> Kent LCA: Old Romney Shoreline Wooded Farmlands HLT: 1.1.5 Small rectilinear with wavy boundaries			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAHY</b>	<b>Dominant</b> Apparent Insignificant	<b>Landform</b> Undulating, rising steeply to Colliers Hill	<b>Views Out</b> Panoramic from top of Colliers Hill, more restricted at valley floor to North
<b>TREE COVER</b>	<b>Dominant</b> <b>Apparent</b> Insignificant	<b>Key visual elements</b> Mature hedgerow standards; trees associated with settlement; boundary at Gill Lane	<b>Views In</b> Open across farmland but restricted by rising ground at lower altitude
<b>ENCLOSURE PATTERN</b>	<b>Dominant</b> <b>Apparent</b> Insignificant	<b>Key visual elements</b> High hedges	<b>Pattern</b> Huge unenclosed arable field, smaller paddocks associated with farmsteads
<b>SETTLEMENT &amp; LANDUSE</b>	<b>Dominant</b> <b>Apparent</b> Insignificant	<b>Key visual elements</b> Arable field dominant at colliers hill, farmsteads and paddocks less dominant	<b>Seasonal variation</b>
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>	Colliers Hill – very significant in flood plain landscape		<b>Species associations</b> Arable
<b>Farm type</b>	<b>Primary</b> Arable		<b>Other</b> Grazing pasture
<b>Woodlands</b>	<b>Heritage features</b> Thin strip along gill lane		<b>Species</b> Oak, Blackthorn, hawthorn, damson, willow
<b>Hedgerow trees</b>	<b>Heritage features</b> Mature standards		<b>Species</b> Ash, oak, willow, hornbeam
<b>Other trees</b>	<b>Heritage features</b> Scattered at farmsteads and pollarded willows		<b>Species</b> Pine , poplar, leylandii, lime, fruit trees
<b>Field Boundaries</b>	<b>Heritage features</b> High hedgerows		<b>Species</b> Hawthorn, hazel, dog rose, ash, hornbeam, elm, oak, willow, field maple
<b>Highways</b>	<b>Verges</b> Narrow mown		<b>Other features</b>
<b>Buildings</b>	<b>Villages</b>		<b>Farmsteads</b> Elm tree farm – whitewashed farm house corrugated tin barn. Chequer Tree Farm - brick farmhouses, redeveloped barns, new barn under construction
<b>Other features</b>			

<b>Brief description:</b> Large parcel dominated centrally by Collier's hill offering fine panoramic views. The hill itself rises in a huge open arable field while farmsteads to the North and South consist of smaller scale grazing paddocks and pastures.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Evidence of hedge clearance on Colliers hill, farmsteads and paddocks more intact. Some power lines, corrugated tin barns at Elm Tree farm, garages etc. at Chequer Tree farm				<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> Scattered small ponds at farmsteads. Thin strip of woodland along Gill lane	<b>Ecological corridors</b> Boundary hedgerows, notable boundary with A22 and A10 at Gill Lane		<i>High</i>  <i>Moderate</i>  <b>Low - moderate</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> Localised to farmsteads and boundaries	<b>Age structure</b> Mixed, mainly mature hedgerow trees	<b>Good</b> <i>Variable</i> <i>Poor</i>	
<b>Field Boundaries</b>	Hedgerows, post and wire fencing			<b>Good</b> <i>Variable</i> <i>Poor</i>
<b>Other features</b>	Colliers Hill – monument at top with evidence of soil erosion			<i>Good</i> <b>Variable</b> <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> reconstructed barn at Chequer tree farm with breeze blocks	<b>Siting</b> alongside road	<b>Design</b> stained weatherboards, breeze blocks, garage.	<b>Extent</b> Localised	<i>High</i> <b>Moderate</b> <i>Low</i>
New barn under construction at Chequertree Farm	Visible from road	Brick base, iron frame, open at either end	Large – high impact	



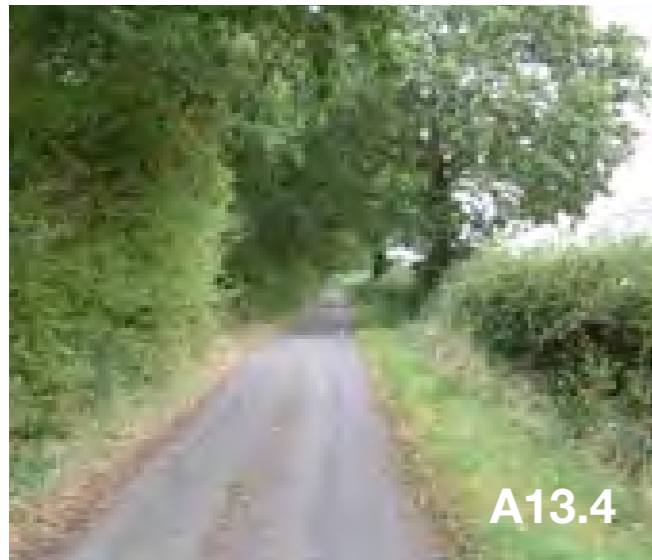
A13.1



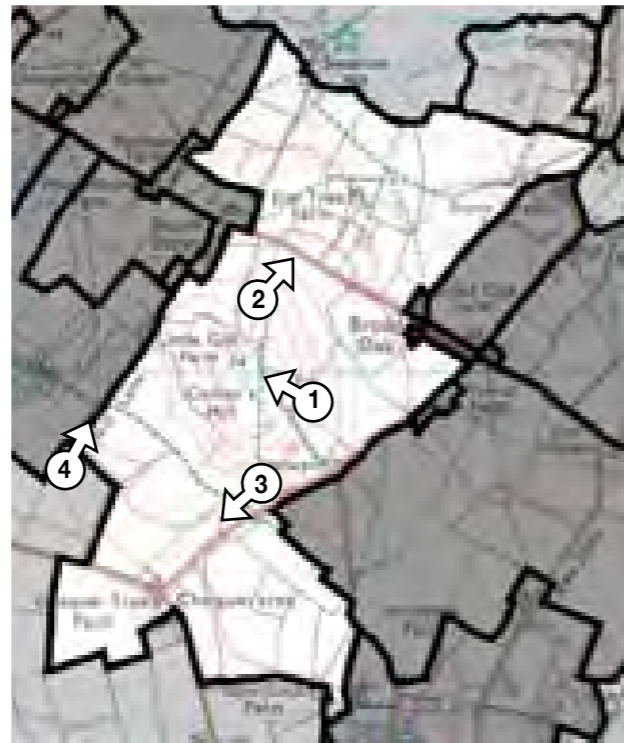
A13.2



A13.3



A13.4



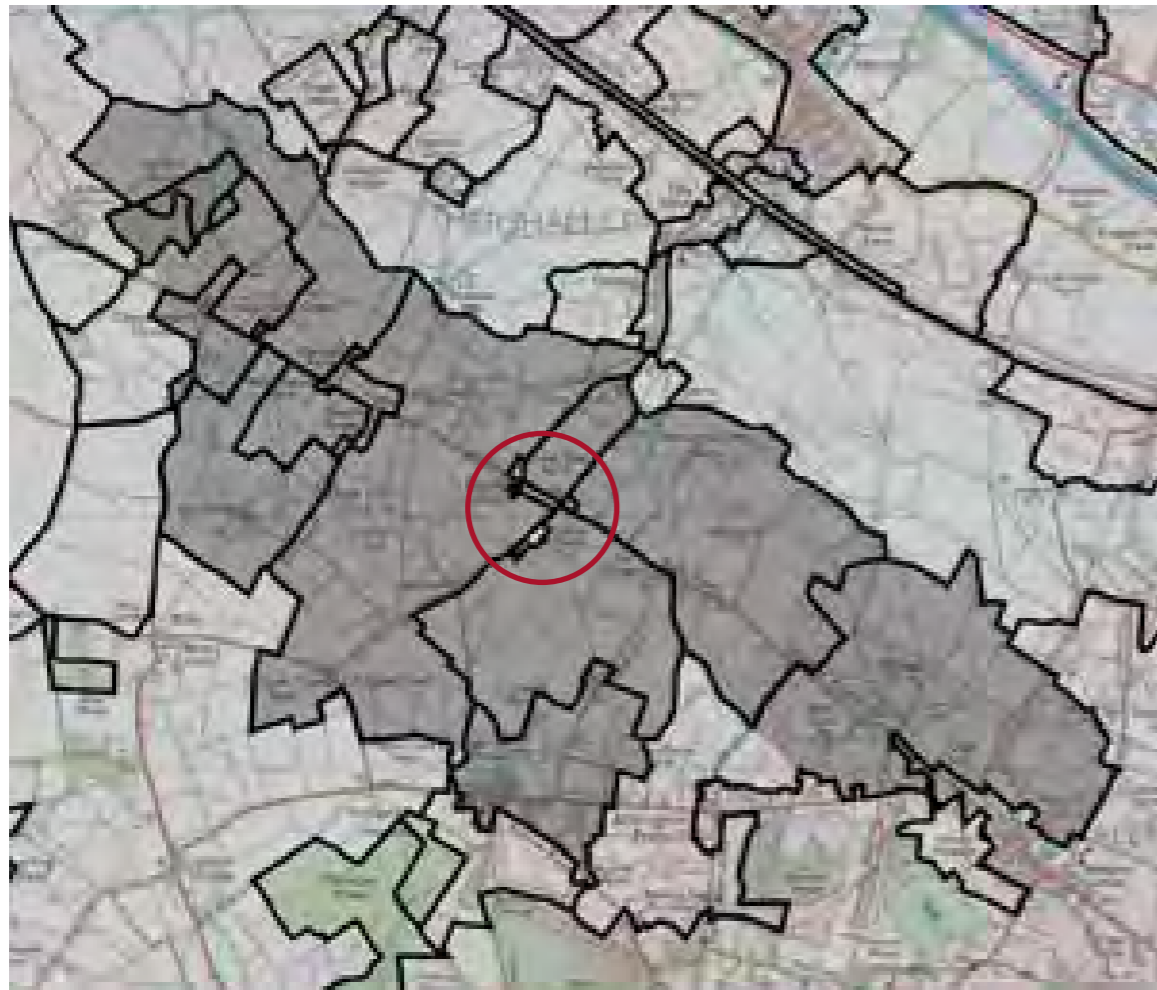
Photograph locations/ direction

Reproduced by permission of Ordnance Survey on behalf of HMSO License No LA077038 © Crown copyright. All rights reserved.

<b>Study Segment:</b>		Cheeseman's Green (Map ref: TR042382)
<b>County Landscape Character Area:</b>		Old Romney Shoreline Wooded Farmlands
<b>Historic Landscape Type:</b>		9.2 Scattered settlement with paddocks (1810 extent)
<b>Boundaries:</b>		A13 to w and A25 to E
<b>SETTLEMENT &amp; BUILT FEATURES</b>	Apparent	<b>Key visual elements</b> Walnut Farm and Broad Oak Farm 1920's bungalows & semi-detached housing Isolated farm buildings Scattered cottages
<b>TOPOGRAPHY</b>	Insignificant	<b>Landform</b> Gentle slope
<b>TREE COVER</b>	Apparent	<b>Key visual elements</b> Some clipped hedges around properties Dense vegetation with mature trees & conifers to properties to southern extent of parcel. To north of parcel gardens with ornamental cherry trees and mature oaks in native mix sloe/ field maple hedgerow.
<b>FORM &amp; LAYOUT</b>	Linear	Ribbon development
<b>AGE &amp; CONDITION</b>		Interwar development
<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> Bungalows with pebbledash, shiplap, brick & slate tiles. Cottages with peg tile roofs brick and hung tile walls. Semi-detached housing with dorma-windows	
<b>Street Scene</b>	<b>Frontage/ verge/ boundaries/ materials</b> Wide lane with wide grassy verges to front of properties. Low closeboard fencing and low clipped hedges.	<b>Planting/ signage/ lighting</b> Telegraph poles with power cables.
<b>Edge condition</b>	<b>New housing</b> N/A	
<b>Other features (include detractors)</b>	N/A	
<b>PERCEPTION of the place</b> – is it tranquil/ safe/ pleasant/ legible/ accessible? Random mix of bungalows and traditional farm cottages on country lane.		

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> Ribbon development along NE corner of Colliers Hill that has developed between Broad Oak Farm north of the Roman Road and Walnut Farm. The frontage to the Roman Road is of small front gardens with mainly low timber fences and hedges with a wide mown verge onto the lane. The frontages adjacent to Walnut Farm are more discrete hidden behind thorn hedging and hedgerow trees.				
<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 to open country from the lanes are obstructed by hedge boundaries. Where the cottages and bungalows front on to the lane they provide a sense of place in the rural scene.				Intact <b>Interrupted</b> Fragmented
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
<b>Extent of settlement</b> Ribbon development bounded by hedges around gardens				High  Moderate  Low
<b>Intensity of built form and trend</b> Low density ribbon inter-war development (bungalows) between existing farm clusters				
<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> Existing cottages with peg tile roofs brick and hung tile walls.			Good <b>Variable</b> Poor
<b>Tree Cover</b>	<b>Age structure</b> Mature Oaks in the hedgerows. A variety of small to medium sized ornamental trees in the gardens.			Good <b>Variable</b> Poor
<b>Field Boundaries</b>	<b>Survival of historic field pattern and condition</b> Well maintained mixed species hedges.			<b>Good</b> Variable Poor
<b>Other features</b>	Line of Roman Road followed by the lane, although this is not dead straight.			Good <b>Variable</b> Poor
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b> N/A	<b>Siting</b>	<b>Design</b>	<b>Extent</b>	High  Moderate  Low





**Photograph locations/ direction**

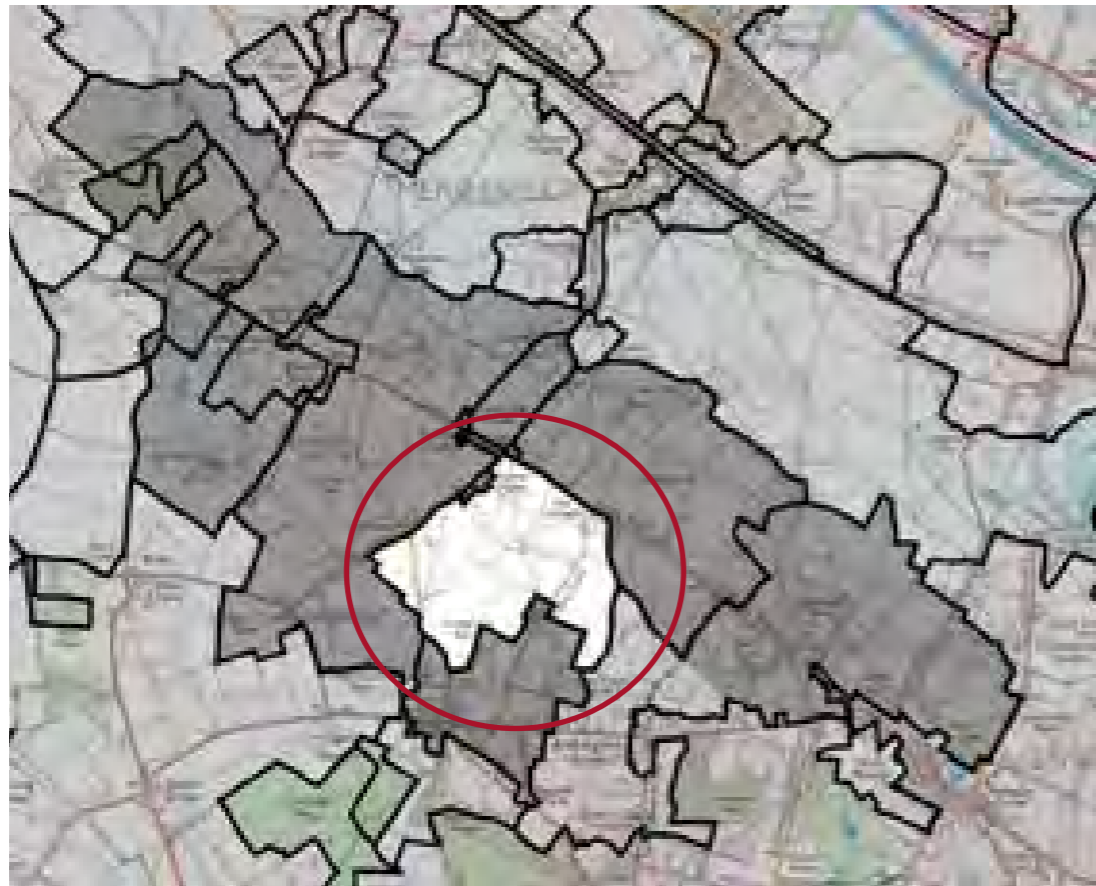
Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.

Date: 23.09.04 Location: A25 Laws Lane Map reference: Map ref: TR044376

<b>Context:</b> Kent LCA: Old Romney shoreline wooded 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 slightly to North East and South West	<b>Views Out</b> Distant to north east, limited by trees and landform
<b>TREE COVER</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Hedgerow trees	<b>Views In</b>
<b>ENCLOSURE PATTERN</b>	Dominant <b>Apparent</b> Insignificant	<b>Key visual elements</b> Remnant hedge and stock	<b>Pattern</b> Medium
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant Apparent <b>Insignificant</b>	<b>Key visual elements</b> Settlement is outside parcel Mixed arable and sheep	<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 Mixed	<b>Other</b>	
<b>Woodlands</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Hedgerow trees</b>	<b>Heritage features</b> intermittent	<b>Species</b> Ash, Oak, Thorn	
<b>Other trees</b>	<b>Heritage features</b> Group to west of chicken farm	<b>Species</b> Oak, thorn, new trees around chicken barn	
<b>Field Boundaries</b>	<b>Heritage features</b> Hedge and stock	<b>Species</b> Thorn , field maple, hazel	
<b>Highways</b>	<b>Verges</b> High hedges	<b>Other features</b>	
<b>Buildings</b>	<b>Villages</b> Chicken farm	<b>Farmsteads</b>	
<b>Other features</b>			

A25 Laws Lane ctd.

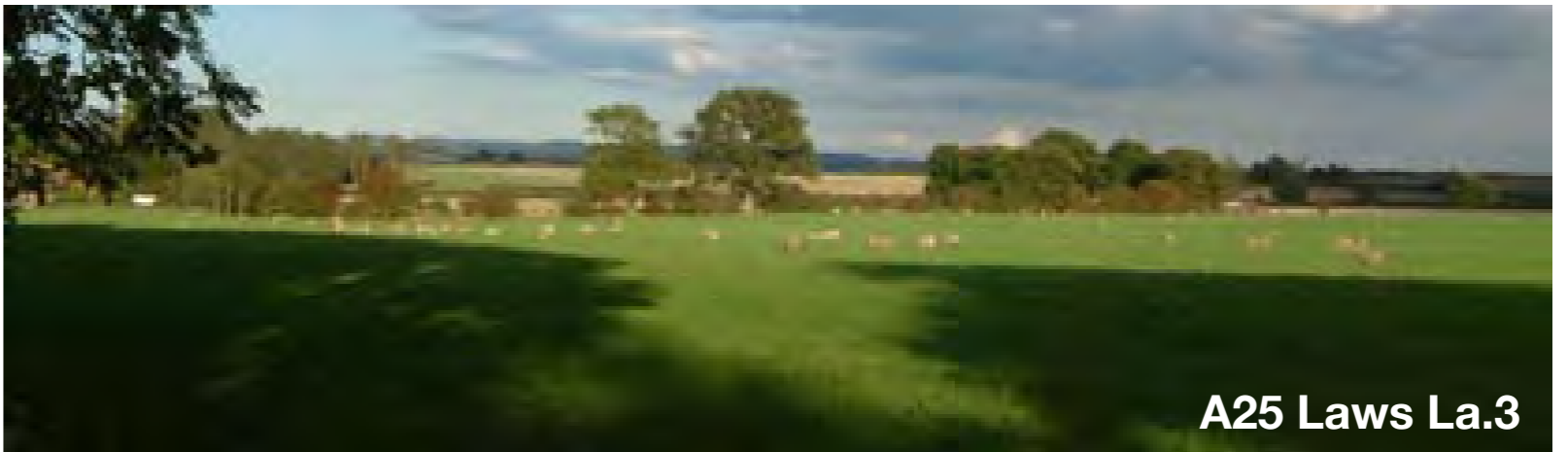
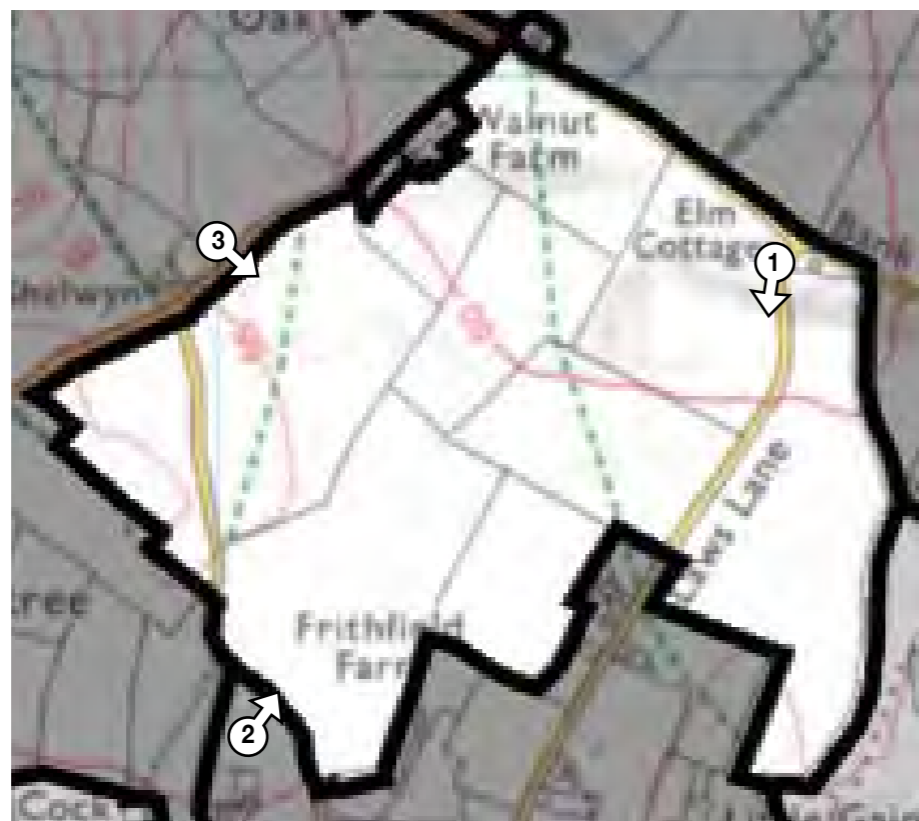
<b>Brief description:</b> Gently rolling mixed lowland farmland. Views to Colliers Hill and Aldington Ridge, generally open within parcel, good views to North East, high hedges along surrounding lanes and trees restrict views				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Chicken farm				<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>	<b>Ecological corridors</b> Thick hedges and oak clumps	High  Moderate  <b>Low - moderate</b>		
<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>Extent</b>	<b>Age structure</b> Varied	<b>Good</b> Variable Poor	
<b>Field Boundaries</b>	Good			<b>Good</b> Variable Poor
<b>Other features</b>				Good Variable Poor
<b>Impact of built development</b> – how well does modern development respect local vernacular, character and sense of place				
<b>Type</b> Chicken farm	<b>Siting</b>	<b>Design</b> Steel roof timber cladding, new trees with screen in time	<b>Extent</b>	High <b>Moderate -low</b> Low



A25 LawsLa.1



A25 LawsLa.2



A25 Laws La.3

**Photograph locations/ direction**

Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.

Date: 23.09.04

Location: A25 Stone Green Farm

Map reference: TR045383

<b>Context:</b> Kent LCA: Old Romney shoreline wooded farmlands HLT: 1.9 Small regular with straight boundaries (parliamentary type enclosure)			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAHY</b>	Dominant Apparent <b>Insignificant</b>	<b>Landform</b>	<b>Views Out</b> Filtered North to Mersham Filtered East to Aldington Ridge
<b>TREE COVER</b>	Dominant Apparent Insignificant	<b>Key visual elements</b> To boundaries	<b>Views In</b> Very open
<b>ENCLOSURE PATTERN</b>	Dominant Apparent Insignificant	<b>Key visual elements</b> Hedges to boundary, remnant only within parcel.	<b>Pattern</b> Now med to large scale
<b>SETTLEMENT &amp; LANDUSE</b>	Dominant Apparent Insignificant	<b>Key visual elements</b> Stone farm to North. Pasture – dominant	<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 Grazing paddock	<b>Other</b>	
<b>Woodlands</b>	<b>Heritage features</b>	<b>Species</b>	
<b>Hedgerow trees</b>	<b>Heritage features</b> Some thorn, including hedge relics in former hedgerow	<b>Species</b> Poplars near Broadoak farm. Thorn, oak and ash near Stone Green Farm	
<b>Other trees</b>	<b>Heritage features</b> Groups near farms and settlements	<b>Species</b> Willow	
<b>Field Boundaries</b>	<b>Heritage features</b> Hedge and stock fencing	<b>Species</b> Thorn and blackthorn	
<b>Highways</b>	<b>Verges</b>	<b>Other features</b>	
<b>Buildings</b>	<b>Villages</b> Brick and tile roof	<b>Farmsteads</b>	
<b>Other features</b>			

A25 Stone Green Farm ctd.

<b>Brief description:</b> Small parcel comprising single large paddock and farmstead and occasional settlement, good tree cover on boundaries.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
Broad oak hamlet (A14) to south, Aldington ridge and more A25 to East, Colliers Hill (A13) to West, The Forstal to North				<b>Intact</b> Interrupted Fragmented
<b>Detractors:</b> minor detractor – polytunnels. Signs of hedgerow clearance				
<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> Boundary hedgerows	High Moderate Low		
<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>	Extent	Age structure Mixed	<b>Good</b> Variable Poor	
<b>Field Boundaries</b>	Good			<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				
Type	Siting	Design	Extent	High Moderate Low



Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.



A25 StoneGnFm.1



Photograph locations/ direction



# Aldington Ridge

## **AR3: Clap Hill**

Date: 23.09.04

Location: A25 Bank Road

Map reference: TR050379

<b>Context:</b> Kent LCA: Aldington ridge HLT: 1.9 Small regular with straight boundaries.			
<b>Aesthetics</b> – what is your overall impression of this area?			
<b>TOPOGRAHY</b>	<b>Dominant</b> Apparent Insignificant	<b>Landform</b> Aldington ridge	<b>Views Out</b> North to Mersham, West & North West to Ashford and North Downs
<b>TREE COVER</b>	<b>Dominant</b> <b>Apparent</b> Insignificant	<b>Key visual elements</b> Copse, lane to sheepfold and some hedgerows	<b>Views In</b>
<b>ENCLOSURE PATTERN</b>	<b>Dominant</b> <b>Apparent</b> Insignificant	<b>Key visual elements</b> Few strong hedges but mainly stock fencing	<b>Pattern</b> Now medium to large scale
<b>SETTLEMENT &amp; LANDUSE</b>	<b>Dominant</b> <b>Apparent</b> (LU) <b>Insignificant</b> (S)	<b>Key visual elements</b> Settlement: Stone green hall farm to North West. Mainly sheep grazing to West some arable land to East	<b>Seasonal variation</b>
<b>Key characteristics</b> – in what way do the following contribute to local distinctiveness?			
<b>Natural features</b>	Ridge Line	<b>Species associations</b>	
<b>Farm type</b>	<b>Primary</b> Mixed	<b>Other</b>	
<b>Woodlands</b>	<b>Heritage features</b> Copse	<b>Species</b> Oak and ash	
<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> Stock fence and hedge	<b>Species</b> Ivy, hazel, thorn, elder, rose and field maple	
<b>Highways</b>	<b>Verges</b> High hedges to Bank rd and along farm lane to sheepfold	<b>Other features</b> Field maple, oak, ash, damson, thorn	
<b>Buildings</b>	<b>Villages</b>	<b>Farmsteads</b> Fine period farm house barns etc., newly restored	
<b>Other features</b>			

**A25 Bank Rd ctd.**

<b>Brief description:</b> Large parcel forming north west limit of Aldington ridge, landform is dominant. Elevated undulating tract of mixed farmland, characterised by narrow high hedged lane and track, good localised tree cover.				
<b>Visual unity</b> – assess the overall unity of the landscape and note the significance of detracting features				
<b>Detractors:</b> Dumping in farm 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> Small copse	<b>Ecological corridors</b> High thick hedges	High <b>Moderate</b> Low		
<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>Extent</b>	<b>Age structure</b> Varied	Good Variable Poor	
<b>Field Boundaries</b>	Well trimmed hedges			<b>Good</b> Variable Poor
<b>Other features</b>	Former Roman Rd. Farm Lane to sheepfold			Good 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>	High Moderate Low

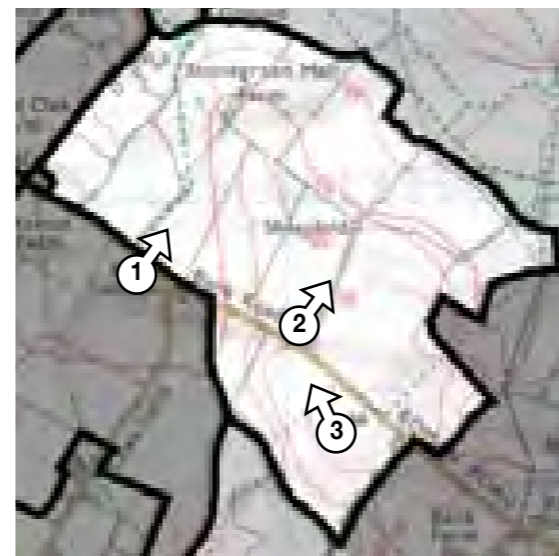




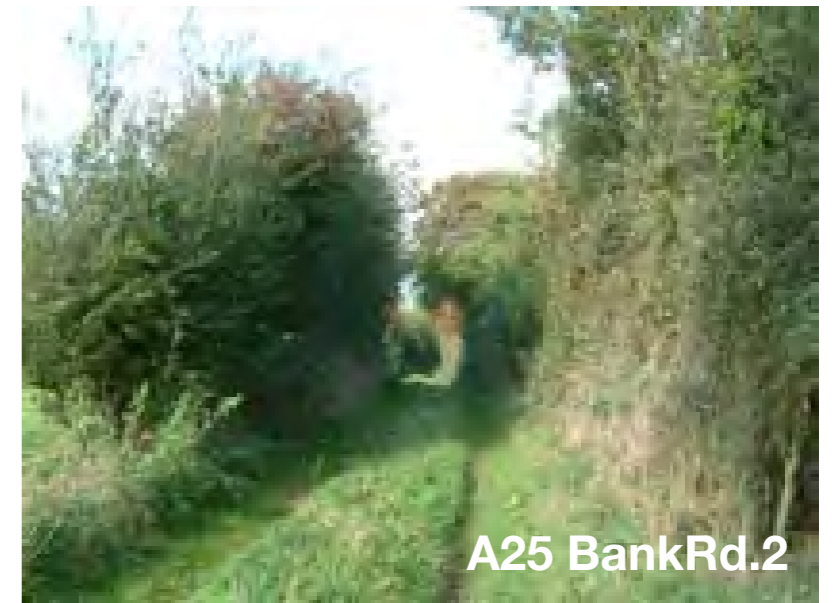
Reproduced by permission of Ordnance Survey on behalf of HMSO  
License No LA077038 © Crown copyright. All rights reserved.



**A25 BankRd.1**



**Photograph locations/ direction**



**A25 BankRd.2**



**A25 BankRd.3**

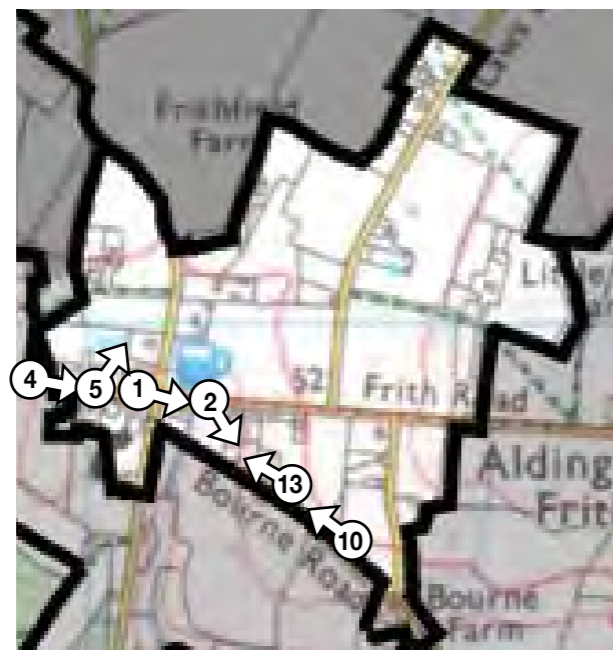
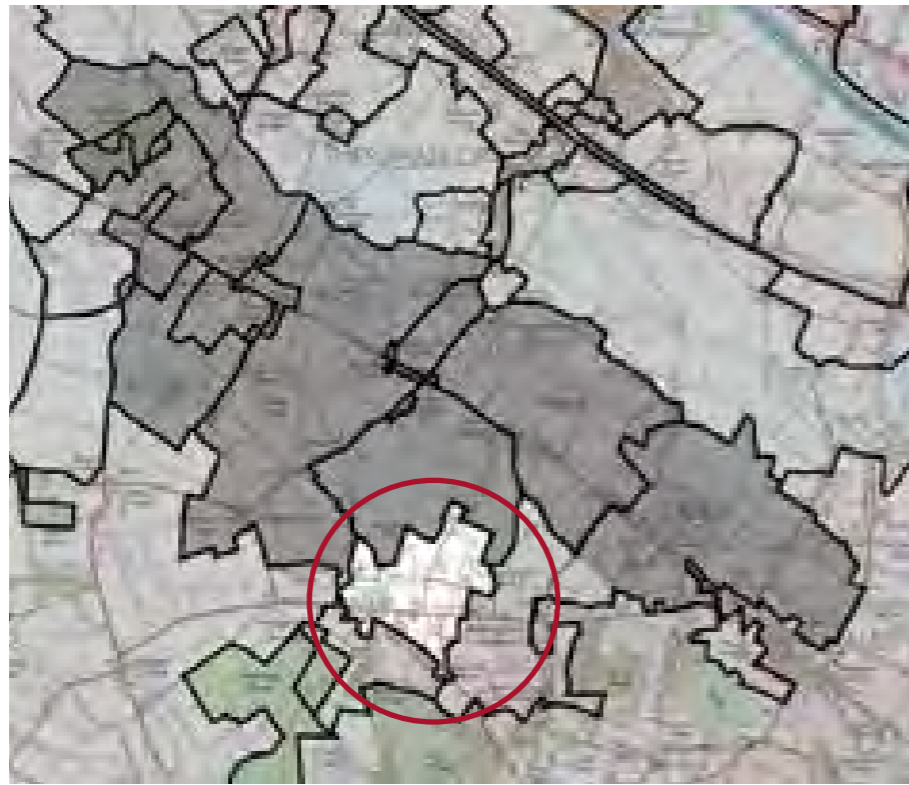


# Aldington Ridge

## **AR4: Aldington Frith**

<b>Study Segment:</b>		Cheeseman's Green (Map ref: TR042369)
<b>County Landscape Character Area:</b>		Old Romney Shoreline Wooded Farmlands
<b>Historic Landscape Type:</b>		9.2 Scattered settlement with paddocks (1810 extent)
<b>Boundaries:</b>		A33 to S, A13, A34 to N
<b>SETTLEMENT &amp; BUILT FEATURES</b>	<b>Dominant</b> Apparent Insignificant Unsettled	<b>Key visual elements</b> Good Intent pub at crossroads with group of Kentish ragstone barn conversions and cluster of Kentish brick dwellings and cottages, including some bungalow and newer properties to lanes. Includes traditional Bourne Farm and Haslemere Farm on main road.
<b>TOPOGRAPHY</b>	<b>Dominant</b> <b>Apparent</b> Insignificant	<b>Landform</b> rolling
<b>TREE COVER</b>	<b>Dominant</b> <b>Apparent</b> Insignificant	<b>Key visual elements</b> mature ash in hedgerows plus mature ornamental trees to gardens including weeping willow
<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	<b>Key visual elements</b> A mix of ages from pre 19 <sup>th</sup> century to present day
<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> Traditional Kentish red brick with ragstone (sometimes painted white) White ship lap Modern housing with brick and hipped roof	
<b>Street Scene</b>	<b>Frontage/ verge/ boundaries/ materials</b> Main road - narrow mown grassy verge and native mix hedgerow. Lanes -wider mown grassy verges with ornamental evergreen planting and clipped leylandii hedging and roadside markers. Some loss of lane hedgerow adjacent to modern properties and replacement with split timber fencing.	<b>Planting/ signage/ lighting</b>
<b>Edge condition</b>	<b>New housing</b> Some newer infill along lanes	
<b>Other features (include detractors)</b>	Frith Business Centre – converted milking sheds	
<b>PERCEPTION of the place</b> – is it tranquil/ safe/ pleasant/ legible/ accessible? Traditional group of buildings around the crossroads gives some sense of place and cohesion, but the fringes have a fragmented feel due to the newer development.		

<b>Brief summary description of settlement/ edge conditions and its siting within the wider landscape:</b> A close grained landscape of gentle folds and lanes contained with high hedges and trees absorbing the impact of much of the development here. There is a variety of ages from 19 <sup>th</sup> century and earlier around the Frith Road /Priory Road crossroads – a collection of trad buildings comprising the Good Intent pub and 2 storey cottage all with peg tile roofs and a mix a brick and ragstone walls – pub being whitewashed (magnolia), weather boards timber frame houses. A selection of one and two floor dwellings built in each decade since the last war along Bourne Road. Hazelmere Farm on Frith road is a collection of farm buildings mixing new and old.				
<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				
Groups of buildings lining lanes, some set at rear of gardens fronting lane and all separated by paddocks. Lanes with high hedges contained in character.				<i>Intact</i> <i>Interrupted</i> <b>Fragmented</b>
<b>Settlement integrity/ edge condition</b> – how well does the settlement hold together				
<b>Extent of settlement</b>	Around the cross roads the settlement is a 'place', but in the wider parcel it is more fragmented. High hedges and trees absorb much of the development.	<i>High</i>  <b>Moderate</b>  <i>Low</i>		
<b>Intensity of built form and trend</b> Unity of style in older buildings at cross roads with mix of local vernacular materials. Elsewhere a mix of styles and typologies – 1 and 2 storey. Suburbanisation of the rural scene caused by leylandii hedges, mowing verges, and frequent drives off lane. In centre of settlement topiary and floral plantings acceptable as part village character.				
<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> Older buildings in good condition. Use of ragstone characteristic of the Wealden greensand.	<b>Good</b> <i>Variable</i> <i>Poor</i>		
<b>Tree Cover</b>	<b>Age structure</b> This is a wooded character area with coppice woods adjacent, hedgerows with oak and ash standard etc.	<b>Good</b> <i>Variable</i> <i>Poor</i>		
<b>Field Boundaries</b>	<b>Survival of historic field pattern and condition</b> Mixed species hedges include hawthorn, blackthorn, dogwood, native privet, willow, ash, some hornbeam.	<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> detached houses and bungalows	<b>Siting</b> off lanes	<b>Design</b> post 1960	<b>Extent</b> Infill development	<i>High</i>  <b>Moderate</b>  <i>Low</i>



**Photograph locations/ direction**  
 Note: only locations for selected photos shown

Reproduced by permission of Ordnance Survey on behalf of HMSO  
 License No LA077038 © Crown copyright. All rights reserved.









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

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

**studioengleback**