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Boughton Monchelsea Parish Council

Landscape Masterplan and Management Plan

uniquely personal landscapes

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FOREWORD

The overriding purpose of this document is to set out a series of practical actions to ensure that the very special landscape we enjoy in Boughton Monchelsea today persists in the future.

It is easy to understand that the established character of a landscape may be at risk when it comes under immediate pressure from development. But just as often, elements that give the landscape its distinctive appearance and which we tend to take for granted – such as hedges, trees, woodlands and field boundaries – can be eroded very slowly, as trees die, hedges become gappy, and walls or fences fall into disrepair. As these individual elements are lost, or lose their coherence, the character of the landscape as a whole starts to change.

This document looks at ways in which the landscape around the parish can be made stronger, both so that its character remains stable and so that it becomes more resilient to external pressures, like development, and identifies ways to improve biodiversity.

Specialist landscape consultants have carried out field observations across the whole parish, including both built-up and rural areas. Their resulting proposals identify all significant opportunities to improve the landscape and are made regardless of land ownership. No criticism is implied by the fact that an enhancement proposal has been suggested at a particular site; the Parish Council is acutely aware that landowners often inherit features that are already in decline, that this can be expensive or problematic to address, and sometimes, that individual personal taste simply does not align with broader landscape character concerns.

For that reason, the actions suggested in Chapter 3 of this document represent Parish Council aspirations, to be taken forward only where they have the consent and support of individual landowners and subject to the Parish Council's own budgetary constraints.

Finally, in the last few weeks, the Parish Council has passed a motion to support Maidstone Borough Council's ambitious goal of achieving carbon neutrality across the borough by 2030, to help tackle climate change and increase biodiversity. We want to our parish to be at the forefront of this carbon neutral movement, both for its global benefits and because it accords with our own local landscape aspirations for a rich, resilient local landscape and we will look to support the Borough Council wherever we can.

Boughton Monchelsea Parish Council, September 2019

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CHAPTER 1 Introduction

Towards the end of 2017, Boughton Monchelsea Parish Council commissioned Landscape Architects, Colvin & Moggridge to provide landscape advice with two specific aims:

- to gather information to support our Neighbourhood Development Plan, and
- to create a separate Landscape Masterplan and Management Plan for the parish.

The purpose of the Landscape Masterplan and Management Plan is to look at existing landscape 'assets' within the parish and set out how best to maintain, protect and improve them for the benefit of residents.

Landscape assets can be the overall character of the landscape, the individual elements making up that character (such as hedges or woodlands), landscape views, public rights of way and other opportunities for recreation.

To inform the Plan, five different research projects were carried out:
- A Landscape Character Review
- A Landscape Condition Review
- A Village-wide Views Study
- A Recreation and Amenity Study, and
- An Access and Movement Study.

These are included as Appendices to this document.

The Landscape Character Review was undertaken to establish what the landscape within the parish is like, and how and where it changes from one landscape type to another. The findings were checked against Maidstone Borough Council's own assessment, to make sure this was accurate. Classifying landscapes accurately is important because some types will be considered more suitable to accept new development than others.

The Landscape Condition Review involved a detailed observation of soft and hard features like hedges, woodland, individual trees, fences, walls, public paths, surface treatments and street furniture – all the elements that contribute to the overall character and health of the landscape. It identified places where existing features will be lost and, as a result the character of the landscape will change, unless work is done to strengthen and maintain them.

The Village-wide Views Study looked at key views that are important to the character and distinctiveness of the village, or for public enjoyment or orientation. Positive, enjoyable views were identified so that they can be protected against change, whilst poor ones were identified so that these can be targeted for improvement. As well as bringing pleasure to residents, a coherent, attractive appearance will help protect against inappropriate development.

The last two studies looked at opportunities for outdoor recreation, public access and enjoyment of the landscape. The Boughton Monchelsea Amenity Trust owns land in the north of the parish, so the Recreation and Amenity & Access and Movement Studies set out to explore how Trust land could be used to improve facilities for local people and to create new connections across the parish.

An executive summary, describing the key findings of all five studies is included as Chapter 2.

As a result of these studies, the landscape consultant put forward a series of Landscape Enhancement Proposals for the Parish Council to consider. The Parish Council have adopted 94no. of these proposals, set out in Chapter 3, as aspirations, subject to budgetary constraints and the agreement of landowners. They set out practical ideas for landscape improvements, from small scale re-planting work to major projects.

Working together, the Parish Council and landscape consultant have separated the enhancement proposals into three categories – Access and Connectivity Projects, Environmental Improvement Projects and Soft Landscape and Landscape Management Projects - set out in Chapters 4, 5 and 6 of this document. Within these categories, enhancements requiring similar types of work and/or in close proximity to one another have been grouped together to make projects of a manageable size. The Parish Council can then select particular projects from each section for action as and when funds are available or landowners are in agreement.

A summary of the landscape consultant's key findings of each study is given below. These findings form the basis of the Landscape Enhancement Proposals that have now been adopted by the Parish Council as aspirations.

Landscape Character Review
Maidstone Borough Council's Maidstone Landscape Character Assessment document makes no distinction between land north of Heath Road and Back Lane, and land to the immediate south, even though the distinction on the ground is readily apparent. Both areas are characterised as landscape type 29, which is summarized as being fragmented, suburban and indistinct in character, and spoiled by extensive, dense recent linear development with visual intrusion from equestrian grazing and polytunnels. Landscape type 29 is described as being in very poor condition, with an incoherent pattern of elements, moderate ecological value, poor cultural integrity, only intermittent tree cover, a very weak sense of place and very low sensitivity to change. This is clearly incorrect in relation to the land south of Heath Road and Back Lane and creates a very misleading impression that could lead to the landscape being wrongly assessed in terms of development capacity.

In practice, the landscape immediately south of Heath Road and Back Lane is dominated overwhelmingly by broadleaved woodland and Sweet Chestnut coppice, with occasional pasture fields, orchards and a small amount of arable land. The landscape is generally in very good condition and highly distinctive in character, with a coherent visual pattern, high ecological value, dense tree cover and high cultural integrity, incorporating large parts of several historic estates. Settlement within the area is very sparse, older in character and is largely concealed from the main routes, maintaining the impression of a very strong, uninterrupted wooded edge. It compares closely, though not exactly, with landscape type 34 to the south (Linton Greensand Ridge) and for this reason the introduction of a sub-type 34-1 Linton and Boughton Parkland Plateau is recommended, to reflect the strong similarity in character and quality, whilst acknowledging the difference in topography.

Landscape type 34 is also designated by Maidstone Borourgh Council as The Greensand Ridge Landscape of Local Value. In the Neighbourhood Development Plan, the Parish Council will aim to designate the adjoining land described above as a Priority Local Landscape, to offer similar protection against inappropriate development.

Elsewhere, along the northern boundary of the Parish, recent areas of dense housing development in Park Wood and Langley Park should now be reclassified as part of the urban area of Maidstone and in the south of the Parish, a small area of historic Deer Park at the south eastern edge of Boughton Monchelsea Place has been wrongly classified.

Landscape Condition Review
Current management of existing roadside hedges is generally good, resulting in a strong framework of dense hedges. However, there is a tendency to allow roadside hedges to become over-tall, making them vulnerable to damage and some renovation is now required. In the south of the parish, lengths of missing roadside hedges undermine the quality of the landscape. Management of hedges within fields appears to be weaker, but this is difficult to assess with limited access and has not been a focus of this study.

Whilst larger woodlands are benefitting from active management, the smaller corner woodlands and narrow roadside tree belts that contribute to the distinctive character of the landscape are often weak and vulnerable to decline.

In public areas, inconsistent and largely urban styles of street furniture, fencing and signage in the village undermine distinctive local character. Similarly, in the private realm, the widespread adoption of urban and suburban styles for driveways, fencing and gates detracts from local distinctiveness.

Village-wide View Study
Whilst there are many attractive views within the village (often towards woodland or the North Downs), those at key entry points and junctions are often cluttered and dominated by cars. This detracts from what could otherwise be positive, enjoyable views and creates a less favourable impression of the parish both to those passing through and to would-be developers. In particular, significant improvements could be made at The Green, Church Street, the Heath Road/Church Hill junction and Cock Street. Resolving practical problems of car parking and vehicle circulation will be key.

Recreation and Amenity Study
BMAT land already provides spaces for informal recreation at Walk Meadow and Roman Way, as well as two ancient woodland sites. These are very successful and are well-used by walkers, dog walkers and runners. Provision for similar informal recreation will be extended further by the completion of the new Country Park at Langley Park. Complementary models of land use are therefore suggested for new BMAT sites at Lyewood Farm and Boughton Mount, including proposals for a traditional nut platt to replace recent losses elsewhere in the village, a community tree nursery and woodland garden. In addition, an opportunity exists to look at large-scale woodland planting and management for biodiversity on land to the west of Hubbards Lane, in support of the Borough Council's carbon neutral targets.

Access and Movement Study
Connectivity between the dense residential areas in the north of the parish and key parish amenities, particularly schools, is poor. In the northwest, BMAT land has potential to improve this by introducing a series of new cycle routes, often alongside existing public footpaths, although access through the Quarries on Bottlescrew Hill and Beresfords Hill remains problematic. In the northeast, there is need for a safe cycle and foot route from Langley Park, but this is complicated by the need to run through non-BMAT land and some difficult topography.

Elsewhere, bridleway provision could be enhanced by the introduction of a new route on BMAT land adjacent to narrow Old Tree Lane and, on land outside BMAT control, consideration should be given to a new footpath connection between Lyewood Farm and Heath Road, to encourage pedestrian access to Boughton Monchelsea primary school.

Introduction

Combining the findings of the landscape character review, the views study, access and movement study, recreation and amenity study and the landscape condition review, a number of enhancement opportunities have been identified throughout the parish. These form the basis of the Landscape Masterplan and Management Plan document as Parish Council aspirations, subject to budgetary constraints and further specialist advice.

The enhancements have varying goals, including:
- improving visual coherence and quality
- reinforcing or sustaining landscape character
- increasing ecological value and connectivity
- improving access and movement around the village, and
- providing better recreation facilities or services around the village.

Many of the proposals address more than one of these goals.

Locations for 94 proposed enhancement sites are indicated on the fold-out plan in Appendix A, and are listed on the following pages, with text explaining both the goal and the nature of the proposals.

First, please note that enhancement proposals have been made regardless of land ownership. Some relate to land owned by BMAT or the County Council, but the majority of recommendations apply to privately-owned features. For that reason, the enhancement proposals are often framed in terms of encouraging or promoting a particular course of action, rather than listing direct and immediate work tasks.

Second, enhancement recommendations are made only for landscape elements that could be seen in sufficient detail. This includes areas of publicly-accessible land but also elements clearly visible from public highways or rights of way. Whilst this means that some features on private land have been omitted, those included are the most prominent and key to the public appreciation of the parish landscape.

Finally, please note that these enhancement recommendations do not include or supersede standard ongoing maintenance practices. For example, only those hedgerows and woodlands needing unusual or urgent intervention have been included in the list, but clearly ALL require routine periodic management to stay in good condition.

For quick reference, the enhancements being proposed have been separated into 10no. colour-coded categories, according to the work involved. The appropriate colour or colours relating to each individual site are shown alongside the description. The different categories of work are:

- hedgerow repair or replanting
- hedgerow maintenance
- woodland management or replanting
- specimen tree planting
- fencing and gate repair or installation
- walling repair or installation
- street furniture changes
- surfacing changes
- access improvements
- miscellaneous

The enhancements will be organised into a number of manageable projects for implementation. Each project may be linked by type of work or, if more appropriate, by location and will be classed as short, medium or long term according to the difficulty, cost, sensitivity or logistics of implementation. Many projects will require additional specialist advice to determine the exact work to be carried out, for example, qualified arboricultural advice will be sought in relation to woodland management and regeneration. Major projects are highlighted in the text with a grey background.

1 Cycleway creation

Goal: To improve access
Action: Consider introduction of new permitted cycleway alongside Boughton Lane through fields. Create entry point in hedge opposite footpath KM98 and adjacent to footpath KM56 (Eddington Lane), with cycle gates at KM98 end to slow exit onto dangerous road. Excavate a route parallel with existing hedge but beyond rootzone, install suitable depth of sub-base material and macadam wearing course. Install timber post and mesh fence to field side only if required.

2 Path widening for cycleway creation, fence and gate replacement and repair, shelterbelt planting and hedge replanting

Goal: To improve landscape quality and access
Action: Consider incorporating a cycleway alongside the existing footpath; clean back accumulated organic matter and overgrown path edges to establish underlying path condition. Install combined macadam footpath and cycleway, removing (and replacing) collapsed timber post and wire fence and patchy field hedge on south side as necessary. If removal of field fence and hedge is not required, replace fence in any case and renovate hedge by laying and gapping up with mix of Hazel, Hawthorn and Field Maple. Remove defunct kissing gate at Boughton Lane and replace with cycle gate to slow access onto public highway. Encourage long term replacement of metal palisade fence immediately adjacent to public right of way on north side with a lower post and wire field fence, and installation of shelterbelt planting behind. Security fencing could be installed on other side of shelterbelt if still required. Shelterbelt planting to be mix of Oak, Poplar, Field Maple, Hazel and Scots Pine.

3 Path widening for cycleway creation, hedgerow replacement or renovation/repair, fence replacement and hedgerow tree planting

Goal: To strengthen landscape character and improve access
Action: Consider incorporating a cycleway alongside the existing footpath; clean back accumulated organic matter and verges to establish underlying path condition and width. Remove collapsed timber field fence, hedge and trees on south side as necessary to accommodate wider surface. If removal of hedge is not required, trim for density and shape, and replace lengths of hedging that are beyond repair with new mix of Hawthorn, Blackthorn, Hazel and Field Maple, incorporating periodic individual hedgerow Oak and Poplar. Install new sub-base and macadam wearing course. Install cycle gate at northern end.

4 Footpath creation

Goal: To improve access
Action: Acknowledge current use by introducing new permitted footpath alongside Boughton Lane through fields. Create entry point in hedge opposite footpath KM98 and run south to meet footpath KM55. Maintain existing grass surface with stile at southern end. Install post and mesh fencing alongside KM55.

5 Path widening for cycleway creation, hedgerow management and repair, gate replacement

Goal: To strengthen landscape character and improve access
Action: Consider incorporating a cycleway alongside the existing footpath; clean back accumulated organic matter and verges to establish underlying path condition and width. Remove field hedge on east side as necessary to accommodate wider surface. If removal of hedge is not required, encourage regular trimming for density and shape, and gap-up using a mixture of Hawthorn, Blackthorn and Field Maple. Install new sub-base and macadam wearing course. Remove existing kissing gate at southern end and replace with cycle gate at junction with Cliff Hill Road.

6 Woodland management and edge treatment

Goal: To improve landscape quality
Action: Edge of existing woodland is scruffy with remnant fence and climbers on verge, but has tall metal palisade fence set behind. Woodland itself is very dense; condition is difficult to assess but looks to lack diverse age structure. If land comes into BMAT ownership, clear back verge and undertake selective thinning and re-planting within woodland and possibly reinstate Victorian garden.

7 Long term fence replacement

Goal: To strengthen landscape character and increase visual coherence
Action: Encourage replacement of timber garden fencing with hedge at this key junction, which signals entry point to The Quarries area.

8 Hedgerow maintenance and repair and long term fence replacements

Goal: To strengthen landscape character
Action: Encourage maintenance and repair of over-tall hedgerows and hedgerow trees to reduce vulnerability to collapse, trimming for shape and density, removing ivy, re-laying where necessary and gapping up with a mixture of Hazel, Hawthorn and Field Maple. Promote long term replacement of suburban styles of garden fencing and gates with more sympathetic, low key designs better suited to secluded woodland location or with shade-tolerant evergreen hedging such as Holly.

9 Hedgerow maintenance, wall repair and path widening

Goal: To improve accessibility
Action: Trim back loose hedgerow adjacent to PROW and clear back of banked verge to enable more generous footpath. Consider/encourage repair of low stone wall retaining the PROW, which has become loose in places. Consider installation of a new graded stone surface to the footpath, scraping back accumulated earth prior to laying.

10 Woodland management

Goal: To maintain landscape character and quality
Action: Few final canopy trees remain on steep banks and those that do are very mature; inadequate replacements available as younger trees are etiolated and vulnerable to damage or disease (eg. Ash, Larch). Manage woodland for diversity of species and age structure; encourage selective thinning throughout and creating of glades; install combination of individual long term tree specimens (Oak, Beech) and blocks of understory and shorter-lived trees (Hazel, Field Maple, Alder).

11 Wall repair and verge repair

Goal: To improve landscape quality and maintain visual coherence
Action: Damage to ragstone wall in very attractive location in the centre of The Quarries conservation area. Encourage good quality wall repair and removal of temporary and anti-climb fencing. Existing grass shows a rubbed desire line; consider changing surface to stone cobbles at this point to enable access if problem persists.

12 Woodland planting

Goal: To maintain landscape character
Action: Plug gap in existing boundary tree belt on southern edge of Walk Meadow to preserve tranquil character of the amenity space and block potential views to housing at chicken farm site. Install a mixture of Hazel, Oak, Alder and Field Maple transplants in tree shelters.

13 Hedgerow repair

Goal: To maintain visual coherence and landscape character
Action: Encourage gapping-up of existing hedgerows where these are in poor repair using a mixture of Hawthorn, Holly, Hazel and Field Maple.

14 Cycleway creation

Goal: To improve access
Action: Consider introduction of new permitted cycleway alongside footpath KM100 through fields. Install cycle gates at Pested Bars Road to slow exit onto road. Excavate a route following the line of the footpath and install suitable depth of sub-base material and macadam wearing course. Install timber post and wire fence to north and west sides.

15 Cycleway creation, fence and gate installation, change of bollards and hedgerow tree introduction

Goal: To strengthen landscape character and improve access
Action: Consider introduction of new permitted cycleway alongside approximately half of Pested Bars Lane, through fields. Use existing entry point for footpath KM100 and run northwest towards KM98. Excavate a route parallel with existing hedge but beyond rootzone, install suitable depth of sub-base material and macadam wearing course. Install timber post and wire fence to field side, and cycle gate at northwest end. At Brishing Lane, replace existing black and yellow urban style bollards for timber post and chain type used elsewhere in the parish (eg. Bottlescrew Hill, Church Hill junction). Encourage introduction of periodic hedgerow Oak and Field Maple to the rear of existing well-maintained hedgerow along Pested Bars Road.

16 Footpath creation

Goal: To improve access
Action: Consider introduction of new permitted footpath through fields to link KM100 to Brishing Lane, to enable access into recreation space south of Thomas Rider Way. Maintain existing field surface with stile at each end.

17 Footpath entrance improvement

Goal: To improve access
Action: Encourage regular maintenance of hedge gap forming entrance to footpath KM100 at the top of Cliff Hill Road.

18 The Quarries hard landscape enhancement

Goal: To improve landscape character and visual coherence
Action: Line of the public road does not flow and wide range of contrasting treatments draws attention to the property edges rather than to positive features of historic buildings or along the driving route. For future development, promote use of low-contrast, high quality materials for driveways and entrances that maintain same finish as road surface until well within the private sphere, rather than at strict property boundary with road. Encourage use of ragstone walls in new developments.

19 Hedgerow repair

Goal: To maintain visual coherence and landscape character
Action: Encourage gapping-up of existing hedgerows where these are in poor repair using a mixture of Hawthorn, Blackthorn, Common Elm, Hazel and Field Maple.

20 Introduction of tree planting within gardens

Goal: To maintain and strengthen landscape character
Action: Along Haste Hill Road, encourage installation of a small number of large species trees (Beech, Oak or Lime) in properties with generous front gardens, as understudies to replace single mature specimen in future.

21 Village green enhancement

Goal: To improve landscape quality, character and visual coherence
Action: Aim to reduce parking that obscures The Green and prevents full shape of it being seen at once. Aim to slow down traffic on approach to The Green using a change in road surface treatment. Install understudy trees for the existing mature specimens to ensure future tree cover using species to match existing. Simplify the surrounds of the soup kitchen building with the aim of incorporating it into the design of The Green more successfully. Consider a new ragstone wall enclosure to the substation to avoid the need to screen with plants. Rationalise and improve the quality and style of street furniture including litter bins, posts and railings, tree seat and timber benches, to favour visually recessive timber solutions. Screen existing timber garden fencing on enclosed side of The Green with new Beech hedge. Encourage matching hedge treatment to garden of house on the corner of Church Street and Haste Hill Road, to provide privacy in a softer way and reduce unpleasant appearance of this junction. Consider reinstating well.

22 Hedgerow/hedgerow tree management and fence repair

Goal: To maintain landscape character and quality
Action: Right of way is lined with overgrown and etiolated hedgerow trees/remnant hedge, many covered in ivy and vulnerable to damage. Encourage management of the existing trees by pruning back and cutting off ivy, re-planting sections of hedge where necessary and introducing individual specimens to ensure trees of sufficient quality for the long term. On the east side, introduce new hedge on top of bank, with shelterbelt planting to the rear to screen views to possible development site. Hedge plants to include Hazel, Hawthorn and Blackthorn plus Field Maple and Dogwood in new lengths. Specimen trees to include Oak and Field Maple. Shelterbelt planting to include Oak, Sweet Chestnut, Field Maple, Hazel and Hawthorn. Repair or replace fence where this has collapsed with timber post and rail or post and wire. Repair undermined steps into Quarries.

23 Woodland planting and fencing

Goal: To strengthen landscape character and amenity
Action: Install a new nut platt on land that may come into BMAT ownership, to reinforce pattern of corner woodlands, give interest to PROW and frame entry point to village core. Install traditional Kent Cobnut species, and surround with timber post and wire fencing alongside footpath KM106.

24 Entrance improvement at timber yard

Goal: To improve landscape quality
Action: Encourage a more consistent approach to boundary fencing to improve appearance. Reduce visual intrusion from litter bin, salt bin and footpath sign by using a less urban style of bin and more discreet right of way sign. Improve condition of road surface in parking area to relieve puddling.

25 Woodland management and fence removal and replacement

Goal: To strengthen landscape character and accessibility
Action: Manage woodland for diversity of species and age structure; encourage selective thinning and inter-planting with mix of Oak, Sweet Chestnut, Beech, Field Maple and Hazel. Encourage replacement of collapsed fence along timber yard boundary to improve quality of appearance.

26 Land stabilisation, path widening and surfacing for cycleway creation, fence installation or repair, woodland management and re-planting

Goal: To improve access
Action: Fell and remove trees to the sides of existing path in order to install land stabilisation systems to support new, wider surfaced footpath. Re-grade ground and install stabilisation system along KM110, and consider installing a broken stone path surface. Re-plant woodland areas with a combination of Oak, Field Maple and Hazel. Encourage woodland management to enable safe pedestrian access and removal of obstructions, and fencing repair where these are collapsed along PROW.

27 Hedgerow repair/reinstatement

Goal: To improve landscape quality
Action: Encourage maintenance and gapping-up or reinstatement of existing weak hedgerow using a mixture of Hawthorn, Blackthorn and Field Maple.

28 Cycleway creation

Goal: To improve access
Action: Consider introduction of new permitted cycleway alongside Brishing Road through private land, and BMAT land south of Roman Way. Cycleway would require entry point in hedge at corner of Brishing Road and run west to meet KM115. A route would need to be excavated parallel with existing hedge but beyond rootzone and a suitable depth of sub-base material and macadam wearing course installed, plus a timber post and wire fence to field side and cycle gates at corner of Brishing Lane. From KM115, the new cycleway would continue through the land south of Roman Way to meet Brishing Lane. A new, unfenced macadam path would be installed, plus a cycle gate at Brishing Lane.

29 Country park site

Goal: To improve landscape character and amenity
Action: A clear brief needs to be provided for this area, to allow the development of design proposals. Likely work items include woodland planting, swale, wetland or water body creation, installation of mulch paths, boundary fencing, installation of informal play equipment, wildflower meadow creation, and specimen tree planting.

30 Woodland management

Goal: To maintain landscape character
Action: Belt of dense woodland alongside footpath KM115 with sections of poplars to edge of woodland. Some trees are covered with dense ivy and the woodland is very dense and difficult to assess. Encourage ivy-removal and selective thinning and re-planting with good quality replacement specimens for the long term.

31 Footpath creation

Goal: To improve access
Action: Consider introduction of new permitted footpath alongside Old Tree Lane through fields that will come into BMAT ownership for use by pedestrians. Introduce stile at existing driveway, and run south close to junction of Old Tree Lane and Green Lane. Excavate and install graded stone base, with intention that over time, grass will be allowed to re-colonize the surface.

32 Community land resource

Goal: To improve amenity and ecological value, and enhance landscape character
Action: A brief needs to be provided for residual land at Lyewood Farm that will come into BMAT ownership, to allow design proposals to be developed. However, possible uses include the creation of individual paddocks, installation of small-scale farm buildings, creation of village tree nursery, riding manege, woodland planting, hedgerow repairs and hedgerow tree planting along boundaries. Alongside Green Lane, a broad belt of woodland planting including Oak, Beech, Sweet Chestnut and Field Maple should be considered to strengthen the rural character of this approach to the village core (see view 13) and to connect adjacent woodlands.

33 Hedgerow repair

Goal: To maintain visual coherence and landscape character
Action: Encourage gapping-up of existing hedgerow where this is in poor repair using a mixture of Hawthorn, Blackthorn, Common Elm, Hazel and Field Maple.

34 Medium and long term fence replacement

Goal: To improve landscape quality and enjoyment of right of way
Action: At the rear of Haste Hill Close, consider replacement of existing mesh fence to timber post and rail in future, and encourage a lower garden boundary to the north of the path. Path width is already restricted but high fence exacerbates discomfort. Across the field, fencing alongside the PROW is in mixed condition. Replace with similar timber post and wire fence, and consider widening the route to improve accessibility and comfort.

35 Church Street enhancement

Goal: To improve landscape quality, character, visual coherence and ease of access
Action: Aim to reduce dense parking along Church Street. Is it possible to create a parking area on land to r/o Church Street to relieve congestion and create no parking zones along Church Street particularly between the Post Office and 40 Church St? Regularize street furniture away from urban metallic styles and towards visually recessive timber; replace ugly standard bus shelter with bespoke timber shelter (eg. with ragstone base). Promote less urban driveway and front garden treatments along Church Street, favouring natural gravel and local stone to reduce contrast with macadam road surface and encourage visual coherence. Encourage retention of green front gardens wherever possible. Consider surface treatment on east side of road to regularize appearance without reducing driven width. Consider widening pavements on west side in future.

36 Hedgerow repair and installation of hedgerow trees

Goal: To maintain visual coherence and enhance landscape character and ecological value.
Action: Encourage gapping-up of existing hedgerow where this is in poor repair using a mixture of Hawthorn, Blackthorn, Common Elm, Hazel and Field Maple. To the rear of the existing hedgerow, install a generous belt of woodland planting including Oak, Beech, Sweet Chestnut and Field Maple as well as understory species to connect nearby woodlands and to secure the quiet, rural character of this side of Green Lane.

37 Fence repair

Goal: To maintain landscape quality
Action: Encourage fence repair to exclude unauthorized access and fly-tipping.

38 Footpath creation

Goal: To improve access
Action: Consider introduction of new permitted footpath on private land between Green Lane and Heath Road, to improve access between the Lyewood Farm site and the primary school. Create entry point in hedge on Green Lane opposite footpath KM106 and run south past woodland and through edge of Boughton Park to meet Heath Road. Excavate and install graded stone base, with intention that over time, grass will be allowed to re-colonize the surface. Install timber post and wire fence to east side and pedestrian gate to each end.

39 Woodland maintenance and replanting

Goal: To maintain landscape character
Action: Encourage long term management to ensure presence of a strong and diverse woodland edge. Encourage ivy removal, pruning to extend life-span, selective coppicing, selective felling within deeper blocks where necessary and immediate re-planting with species to include Oak, Beech, Sweet Chestnut and Hazel, to develop density and to provide good-quality specimens for the long term.

40 Woodland management

Goal: To maintain landscape quality and character
Action: Narrow belt of woodland between primary school and Heath Road is etiolated, lacks diversity of age and understorey and is therefore very vulnerable to decline. Encourage ivy-removal and pruning to extend life-span, and selective felling and re-planting with Oak, Beech, Sweet Chestnut and Hazel to help thicken and provide sufficient number of good quality replacement specimens for the long term.

41 Heath Road crossroads

Goal: To improve landscape character and visual coherence
Action: Encourage painting metal traffic fencing a dark colour to reduce visual intrusion, as well as lighting columns and traffic signposts. Review open boundary to playground and consider introducing a low hedge along road edge. Encourage planting of understudy trees to replace mature Beech around junction in future. Consider creating a whole new access directly into the school playground away from the crossroad position, by moving zebra crossing west. This could work in parallel with the enlargement of parking facilities at the Village Hall and would allow a substantial improvement in ease of use (particularly for parents) and visual amenity at this key junction.

42 Hedgerow management and repair

Goal: To maintain landscape quality
Action: Encourage trimming/re-laying of hedge to reduce height and vulnerability to damage; gap-up hedge where necessary using a mixture of Hawthorn, Blackthorn, Common Elm, Hazel and Field Maple.

43 Cock Street enhancements

Goal: To improve landscape character
Action: Encourage a green edge to the car park of the Cock Inn, to screen large visually-busy area of macadam and parking, and encourage driver caution. Promote the introduction of a small number of large species trees (eg. Beech) within the grounds of the Cock Inn, to provide softness and balance trees in gardens on south side of Heath Road. Consider introduction of contrasting surface treatment at junction to encourage slower movement and promote sense of place. Rationalise bus stop pull-in on the south side of Heath Road and repair adjacent hedgerow by gapping up with mix of Hawthorn, Hazel and Field Maple, with inclusion of a group of hedgerow Oak.

44 Fence replacement

Goal: To improve landscape quality
Action: Encourage replacement of collapsed fence with similar timber post and wire.

45 Hedgerow repair

Goal: To maintain visual coherence
Action: Encourage gapping-up of weak section of hedgerow at this point to direct views along Church Hill and screen residential property. Hedge species to include Hawthorn, Hazel, Common Elm and Field Maple.

46 Woodland management

Goal: To maintain landscape character
Action: Encourage selective thinning within block of young tree planting, to allow successful long term development.

47 Hedgerow or screen belt installation and fence repair

Goal: To maintain landscape quality and privacy adjacent to public right of way
Action: Encourage installation of a narrow belt of Hazel coppice or mixed native field hedge alongside track using mix of Hawthorn, Hazel, Field Maple, Blackthorn and Dogwood to provide privacy to homes and screening to unsightly storage yard, to restore rural character of public right of way. Encourage repair of existing fence where this has collapsed.

48 Fence replacement and hedgerow reinstatement

Goal: To strengthen landscape character
Action: Encourage replacement of new anti-climb fence panels over time, by installing a new field hedge and traditional timber post and wire fence to the rear, and allowing these to establish before the existing fence is removed. New hedge plants to be a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

49 Woodland management and reinstatement

Goal: To maintain landscape quality and character
Action: Significant proportion of woodland block has been cleared and public right of way diverted around edge of woodland. Remaining trees are etiolated, appear vulnerable to wind-blow and lack diversity of age structure. Understand cause of woodland clearance and encourage supplementary planting with mix of Oak, Sweet Chestnut, Beech, Field Maple and Hazel to increase density and to provide sufficient good quality specimens for the long term. For narrow strip; encourage selective inter-planting within gaps to improve diversity and age structure.

50 Provision of road mirror

Goal: Road safety
Action: Request a convex mirror at the Four Wents junction to enable safe exit from Brishing Road.

51 Hedgerow repair

Goal: To maintain visual coherence and landscape character
Action: Encourage gapping-up of existing hedgerows where this is thin at the base, using a mixture of Hawthorn, Blackthorn, Hazel and Field Maple.

52 Hedgerow management

Goal: To maintain landscape quality
Action: Encourage regular trimming of hedgerow for density and shape.

53 Woodland management

Goal: To maintain landscape character
Action: Narrow belt of woodland alongside lane is gappy in places and some trees are covered with dense ivy. Encourage ivy-removal and selective understorey clearance and re-planting (or inter-planting into existing gaps) with Oak, Beech, and Hazel to help thicken and provide sufficient number of good quality replacement specimens for the long term.

54 Footpath signage and access

Goal: To improve accessibility
Action: Improve signage for length of footpath KM119 crossing Tilts Wood.

55 Hedgerow management and hedgerow tree planting

Goal: To maintain parkland character
Action: Weak section of roadside hedge beneath line of mature Oaks at edge of parkland; encourage trimming to develop density as far as possible and installation of a line of understudy Oaks on park side.

56 Woodland management

Goal: To maintain landscape quality and character, and improve ecological value
Action: Small area of coppiced woodland now overwhelmingly dominated by Sycamore with only a few remnant Sweet Chestnut. Encourage some re-coppicing to diversify age structure and some felling and re-planting with Sweet Chestnut and Oak.

57 Woodland management

Goal: To maintain landscape quality and character, and improve ecological value
Action: Large block of Sweet Chestnut coppice with individual Oaks and smaller block of etiolated Sycamore coppice with individual Oaks both vulnerable to damage. Encourage phased sequence of re-coppicing within blocks to diversify age structure and create glades, and within Sycamore block, some felling and re-planting with Sweet Chestnut, Oak and Field Maple to introduce diversity.

58 Hedgerow management

Goal: To maintain landscape quality and improve access
Action: Encourage gentle trimming back of overhanging hedge/hedgerow trees to enable better access without losing enclosed character, and creation of periodic views out from path route towards the Weald by clearing deliberate gaps in the hedgerow at strategic points.

59 Fence repair and hedgerow management

Goal: To maintain landscape quality and improve access
Action: Encourage repair or replacement of existing post and wire fence to north of path. On south side, encourage trimming of overgrown hedge/hedgerow trees that crowd path to enable better access and again, creation of periodic views out from path route towards the Weald by clearing deliberate gaps in the hedgerow at strategic points.

60 Hedgerow management and woodland planting

Goal: To improve access and strengthen landscape character
Action: Mixed hedgerow of Holly, Elder and Sycamore growing beneath thin line of trees at rear of Wierton Place cramps pathway and fails to screen views into service yard. Encourage trimming of hedgerow plants to clear pathway and to develop density, and supplementary planting of a mixed woodland screen belt within Wierton Place using a mixture of Oak, Sweet Chestnut, Field Maple, Hazel and Scots Pine.

61 Woodland management

Goal: To maintain landscape quality and character
Action: Mixed corner/edge woodland in broadly good condition but becoming etiolated; encourage selective thinning and coppicing to maintain presence in future.

62 Hedgerow management and repair

Goal: To maintain visual coherence and landscape character
Action: Encourage maintenance and gapping-up of existing hedgerows where these are in poor repair using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

63 Footpath signage and access

Goal: To improve accessibility
Action: Improve signage for length of footpath KM121 where this joins KM122 via steps, and establish whether access should still be possible onto East Hall Hill opposite the cottages (gate locked at date of inspection).

64 Hedgerow reinstatement

Goal: To improve landscape quality
Action: Encourage reinstatement of a field hedge at this very visible entry point to Wierton hamlet, to soften view of agricultural/commercial buildings and operations. Use a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood without hedgerow trees, in order to maintain open views.

65 Woodland maintenance

Goal: To maintain landscape character
Action: Narrow belt of trees on road banks to each side of Church Hill are in poor condition and vulnerable to decline; many trees are etiolated and ivy-clad although Hazel understorey appears robust. Encourage long-term management to ensure ongoing presence of woodland belt, including selective thinning and inter-planting to ensure sufficient good quality, large canopy trees (eg. Oak and Beech) to develop for the future.

66 Hedgerow repair

Goal: To maintain landscape character
Action: Encourage gapping-up of weak length of hedge using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

67 Hedgerow reinstatement and introduction of hedgerow trees

Goal: To strengthen landscape character and improve quality
Action: Encourage reinstatement of a field hedge at this key entry point to the southern part of the parish, where landscape quality is otherwise very high. Use a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood and intermittent hedgerow Oaks.

68 Hedgerow repair and introduction of hedgerow trees

Goal: To improve visual coherence and strengthen landscape character
Action: Encourage re-planting/gapping up of existing remnant hedge around large arable field using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood and intermittent hedgerow Oaks at this important location adjacent to Boughton Place deer park.

69 Hedgerow repair

Goal: To maintain landscape character
Action: Encourage gapping-up of weak length of hedge within this run using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

70 Hedgerow maintenance

Goal: To maintain landscape character
Action: Encourage maintenance and major height reduction/possible re-laying of existing hedges that are dominated by ivy and vulnerable to winter damage.

71 Hedgerow reinstatement

Goal: To strengthen landscape character
Action: Encourage reinstatement of field hedges around paddocks using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

72 Screen large parking area

Goal: To maintain landscape quality and character
Action: Encourage installation of a roadside hedge and field gate to enclose and screen large area of planings surface adjacent to cottages in otherwise attractive area.

73 Replacement of timber fence

Goal: To improve landscape quality and strengthen character
Action: Encourage removal of uncharacteristic tall timber garden fence around Homeleigh Timber premises to reveal existing hedge.

74 Woodland maintenance

Goal: To maintain landscape character
Action: Belt of trees along either side of Hermitage Lane is narrow and although in reasonable condition at present, individual trees are etiolated and vulnerable to decline. Encourage thickening of the woodland belt, by planting rows of trees in the field margin using a mixture of Oak, Alder, Beech, Field Maple and Hazel.

75 Woodland maintenance and replanting and specimen tree planting

Goal: To maintain landscape character
Action: Existing Poplar plantation is of uniform age and becoming vulnerable to decline. Encourage phased felling and re-planting with mixed native woodland to form an extension of adjacent mixed woodland with species to include Oak, Alder, Beech, Field Maple and Hazel. Adjacent line of Poplar demarcating edge of historic Deer Park will also be vulnerable to decline at same time; encourage planting between existing trees with Oaks to ensure long term presence.

76 Hedgerow repair

Goal: To maintain landscape character
Action: Encourage gapping-up of weak lengths of hedge where possible between hedgerow trees, using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

77 Hedgerow management

Goal: To improve accessibility
Action: Encourage enlargement and maintenance of hedge gap in corner of field along KM127 to ensure pedestrians can pass.

78 Replacement of footpath sign

Goal: To improve accessibility
Action: Provide a new timber post and footpath signage for KM128 on Peens Lane where sign has fallen.

79 Woodland maintenance and replanting and hedgerow maintenance

Goal: To maintain landscape character
Action: Existing Poplar plantation is of uniform age and becoming vulnerable to decline. Encourage phased felling and re-planting with mixed native woodland to form an extension of adjacent mixed woodland with species to include Oak, Alder, Beech and Hazel. Short length of hedge opposite is gappy; encourage trimming for density and shape.

80 Hedgerow tree planting

Goal: To maintain landscape character
Action: Encourage inter-planting along narrow wooded boundary with Common Oaks to maintain line of trees for the long term.

81 Woodland maintenance

Goal: To maintain landscape character
Action: Encourage long-term management to ensure ongoing presence of corner woodland block, including selective thinning and inter-planting to ensure a suitable number of good quality large canopy trees (eg. Oak and Beech) to develop and to diversify age structure.

82 Footpath access

Goal: To improve accessibility
Action: Replace broken stile on KM127.

83 Reinstatement of hedgerow or replacement of fencing

Goal: To improve landscape quality and character
Action: Encourage reinstatement of native hedge using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood or replacement of dilapidated post and wire fence with new post and wire.

84 Hedgerow repair

Goal: To maintain landscape character
Action: Encourage gapping-up of weak length of hedge within otherwise strong run, using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

85 Woodland management

Goal: To maintain landscape character
Action: Narrow belt of woodland alongside lane is etiolated and vulnerable to decline. Encourage ivy-removal and pruning to extend life-span, and selective felling and re-planting with Oak, Beech, Hazel and Hawthorn to help thicken and provide sufficient number of good quality replacement specimens for the long term.

86 Hedgerow repair and fence replacement

Goal: To strengthen landscape character
Action: Encourage replacement of delapidated fences with similar timber post and wire and gapping-up of weak lengths of hedge using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

87 Hedgerow repair and introduction of hedgerow trees

Goal: To improve visual coherence and landscape character
Action: Encourage re-planting/gapping up of existing remnant hedge around corner field using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood and intermittent hedgerow Oaks.

88 Hedgerow repair and introduction of hedgerow trees

Goal: To maintain visual coherence and landscape character
Action: Encourage weeding of newly-planted hedgerows and maintenance and gapping-up of existing hedgerows in poor repair using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood. Encourage the removal of uncharacteristic, short-lived hedgerow Birch and replacement (or inter-planting) with English Oak.

89 Provision of more appropriate field entrance

Goal: To improve visual coherence by replacing unsightly field entrance with more discreet treatment.
Action: Establish why secure entrance is required and discuss the possible removal of the bollards or replacement with a less prominent style.

90 Introduction of hedgerow trees & small corner woodlands

Goal: To strengthen and sustain landscape character
Action: There are few hedgerow trees along these routes, and those that have survived are now mature. A new generation of trees is needed to sustain character and provide ecological richness. Encourage the installation of young hedgerow Oaks within field margins, and small corner blocks of mixed Oak, Willow, Alder and Hazel on wet ground.

91 Hedgerow management and repair

Goal: To maintain landscape character
Action: Encourage maintenance and gapping-up of existing hedgerow alongside PROW where it is in poor repair using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

92 Replacement of footpath sign

Goal: To improve accessibility
Action: Provide a new timber post and footpath signage for KM130 on Forge Lane where sign is missing.

93 Phased replacement of conifer screen belt

Goal: To improve landscape character and visual coherence
Action: Encourage installation of an alternative screen planting block to replace visually intrusive conifer belt, using a mixture of location-appropriate species eg. Common Alder, White Willow, Goat Willow and Hazel, and English Oak on dry ground.

94 Large-scale woodland establishment

Goal: To support carbon neutrality and increase biodiversity
Action: Encourage the establishment of mixed native trees and scrub using a predominantly low or non-intervention maintenance approach.

Introduction

Improving connectivity within the Parish, particularly in the north, is one of the key goals of the Neighbourhood Development Plan. Using the opportunities afforded by the BMAT landholding, the enhancement proposals listed in this section aim to improve leisure access, as well as practical access to Parish amenities.

Not all the enhancement proposals are on BMAT land, and some of the items listed may remain aspirations for the long term.

Where possible, similar types of work in nearby locations have been grouped together into a single project and given a project reference (see first column). The second column shows the individual enhancement proposal reference number. This relates to the plan in Appendix A and can be used to locate the proposed work. The second column also indicates whether improvements are proposed to an existing route or involve the creation of a new route. Finally, a detailed description of the proposals is provided in the third column.

Project ref.	Enhancement reference and work type	Description of works
Aa	2 - Existing footpath KM98; new cyclepath	Consider incorporating a cycleway alongside the existing footpath; clean back accumulated organic matter and overgrown path edges to establish underlying path condition. Install combined macadam footpath and cycleway, removing (and replacing) collapsed timber post and wire fence and patchy field hedge on south side as necessary. If removal of field fence and hedge is not required, replace fence in any case and renovate hedge by laying and gapping up with mix of Hazel, Hawthorn and Field Maple. Remove defunct kissing gate at Boughton Lane and replace with cycle gate to slow access onto public highway. Encourage long term replacement of metal palisade fence immediately adjacent to public right of way on north side with a lower post and wire field fence. Shelterbelt planting to be mix of Oak, Poplar, Field Maple, Hazel and Scots Pine.
	3 - Existing footpath KM98; new cyclepath	Consider incorporating a cycleway alongside the existing footpath; clean back accumulated organic matter and verges to establish underlying path condition and width. Remove collapsed timber field fence, hedge and trees on south side as necessary to accommodate wider surface. If removal of hedge is not required, trim for density and shape, and replace lengths of hedging that are beyond repair with new mix of Hawthorn, Blackthorn, Hazel and Field Maple, incorporating periodic individual hedgerow Oak and Poplar. Install new sub-base and macadam wearing course. Install cycle gate at northern end.
	5 - Existing footpath KM9; new cyclepath	Consider incorporating a cycleway alongside the existing footpath; clean back accumulated organic matter and verges to establish underlying path condition and width. Remove field hedge on east side as necessary to accommodate wider surface. If removal of hedge is not required, encourage regular trimming for density and shape, and gap-up using a mixture of Hawthorn, Blackthorn and Field Maple. Install new sub-base and macadam wearing course. Remove existing kissing gate at southern end and replace with cycle gate at junction with Cliff Hill Road.
Ab	9 - Existing footpath KM102, improve and repair	Trim back loose hedgerow adjacent to footpath and clear back banked verge to enable more generous footpath. Consider/encourage repair of low stone wall retaining the footpath, which has become loose in places. Consider installation of a new graded stone surface to the footpath, scraping back accumulated earth prior to laying.
Ac	38 - new footpath	Consider introduction of new permitted footpath on private land between Green Lane and Heath Road, to improve access between the Lyewood Farm site and the primary school. Create entry point in hedge on Green Lane opposite footpath KM106 and run south past woodland and through edge of Boughton Park to meet Heath Road. Excavate and install graded stone base, with intention that over time, grass will be allowed to recolonize the surface. Install timber post and wire fence to east side and pedestrian gate to each end.
Ad	14 - Existing footpath KM100; new cyclepath	Consider introduction of new permitted cycleway alongside footpath KM100 through fields. Install cycle gates at Pested Bars Road to slow exit onto road. Excavate a route following the line of the footpath and install suitable depth of sub-base material and macadam wearing course. Install timber post and wire fence to north and west sides.
	15 - new cyclepath	Consider introduction of new permitted cycleway alongside approximately half of Pested Bars Lane, through fields. Use existing entry point for footpath KM100 and run northwest towards KM98. Excavate a route parallel with existing hedge but beyond rootzone and of sufficient width to permit tractor cutting. Install suitable depth of sub-base material and macadam wearing course. Install timber post and wire fence to field side, and cycle gate at northwest end. At Brishing Lane, replace existing black and yellow urban style bollards for timber post and chain type used elsewhere in the parish (eg. Bottlescrew Hill, Church Hill junction). Encourage introduction of periodic hedgerow Oak and Field Maple to the rear of existing well-maintained hedgerow along Pested Bars Road.
	16 - new footpath	Consider introduction of new permitted footpath through fields to link KM100 to Brishing Lane, to enable access into recreation space south of Thomas Rider Way. Maintain existing field surface with stile at each end.
Ae	1 - new cyclepath	Consider introduction of new permitted cycleway alongside Boughton Lane west through fields. Create entry point in hedge opposite footpath KM98 and adjacent to footpath KM56 (Eddington Lane), with cycle gates at KM98 end to slow exit onto dangerous road. Excavate a route parallel with existing hedge but beyond rootzone, install suitable depth of sub-base material and macadam wearing course. Install timber post and mesh fence to field side only if required.
	4 - new footpath	Acknowledge current use by introducing a new permitted footpath alongside Boughton Lane south through fields. Create entry point in hedge opposite footpath KM98 and run south to meet footpath KM55. Maintain existing grass surface with stile at southern end. Install post and wire fencing alongside KM55.

Af	26 - Existing footpaths KM110 and KM115 improvements	Fell and remove trees to the sides of existing path in order to install land stabilisation systems to support new, wider surfaced footpath. Re-grade ground and install stabilisation system along KM110, and consider installing a broken stone path surface. Re-plant woodland areas with a combination of Oak, Field Maple and Hazel. Encourage woodland management to enable safe pedestrian access and removal of obstructions, and fencing repair where these are collapsed along the footpath.
	28 - new cyclepath	Consider introduction of new permitted cycleway alongside Brishing Road through private land and BMAT land south of Roman Way. Cycleway would require entry point in hedge at corner of Brishing Road and run west to meet KM115. A route would need to be excavated parallel with existing hedge but beyond rootzone and a suitable depth of sub-base material and macadam wearing course installed, plus a timber post and wire fence to field side and cycle gates at corner of Brishing Road. From KM115, the new cycleway would continue through land south of Roman Way to meet Brishing Lane. A new, macadam path would be installed plus a cycle gate at Brishing Lane.
Ag	31 - new foot-path	Consider introduction of new permitted footpath alongside Old Tree Lane through fields that will come into BMAT ownership for use by pedestrians. Introduce stile at existing driveway, and run south close to junction of Old Tree Lane and Green Lane. Excavate and install graded stone base, with intention that over time, grass will be allowed to re-colonize the surface.

Introduction

The Village-wide Views Study (included as Appendix D) gave rise to a number of significant enhancement proposals intended to improve the appearance of prominent sites within the parish, with the dual aims of creating a more attractive place to live and setting a high standard, to ensure that any would-be development is of appropriate character and quality.

Other more modest enhancement proposals arising from the Landscape Condition Review and Access and Amenity Study are also incorporated here, including the replacement of collapsed fences and missing signage, and the replacement of uncharacteristic or inappropriate fencing or street furniture.

Both major and minor enhancements are listed here, with minor changes often grouped together. A project reference is given in the first column, whilst the individual enhancement proposal reference is listed in the second column. As before, enhancement reference numbers relate to the plan in Appendix A. The third column provides a detailed description of the proposals.

Please note that not all proposals relate to Parish or BMAT land, and some of the items listed may remain aspirational in the long term.

Project ref.	Enhancement reference	Description of works
		Major Projects
Ea	21	Aim to reduce parking that obscures The Green and prevents full shape of it being seen at once. Aim to slow down traffic on approach to The Green using a change in road surface treatment. Install understudy trees for the existing mature specimens to ensure future tree cover using species to match existing. Simplify the surrounds of the soup kitchen building with the aim of incorporating it into the design of The Green more successfully. Consider a new ragstone wall enclosure to the substation to avoid the need to screen with plants. Rationalise and improve the quality and style of street furniture including litter bins, posts and railings, tree seat and timber benches, to favour visually recessive timber solutions. Screen existing timber garden fencing on enclosed side of The Green with new Beech hedge. Encourage matching hedge treatment to garden of house on the corner of Church Street and Haste Hill Road, to provide privacy in a softer way and reduce unpleasant appearance of this junction. Consider reinstating well.
Eb	35	Aim to reduce dense parking along Church Street. Is it possible to create a parking area on land to r/o Church Street to relieve congestion and create no parking zones along Church Street particularly between the Post Office and 40 Church Street? Regularize street furniture away from urban metallic styles and towards visually recessive timber; replace ugly standard bus shelter with bespoke timber shelter (eg. with ragstone base). Promote less urban driveway and front garden treatments along Church Street, favouring natural gravel and local stone to reduce contrast with macadam road surface and encourage visual coherence. Encourage retention of green front gardens wherever possible. Consider surface treatment on east side of road to regularize appearance without reducing driven width. Consider widening pavements on west side in future.
Ec	41	Encourage painting metal traffic fencing a dark colour to reduce visual intrusion, as well as lighting columns and traffic signposts. Review open boundary to playground and consider introducing a low hedge along road edge. Encourage planting of understudy trees to replace mature Beech around junction in future. Consider creating a whole new access directly into the school playground away from the crossroad position, by moving zebra crossing west. This could work in parallel with the enlargement of parking facilities at the Village Hall and would allow a substantial improvement in ease of use (particularly for parents) and visual amenity at this key junction.
Ed	43	Encourage a green edge to the car park of the Cock Inn, to screen large visually-busy area of macadam and parking, and encourage driver caution. Promote the introduction of a small number of large species trees (eg. Beech) within the grounds of the Cock Inn, to provide softness and balance trees in gardens on south side of Heath Road. Consider introduction of contrasting surface treatment at junction to encourage slower movement and promote sense of place. Rationalise bus stop pull-in on the south side of Heath Road and repair adjacent hedgerow by gapping up with mix of Hawthorn, Hazel and Field Maple, with inclusion of a group of hedgerow Oak.
Ee	32	A brief needs to be provided for residual land at Lyewood Farm that will come into BMAT ownership, to allow design proposals to be developed. However, possible uses include the creation of individual paddocks, installation of small-scale farm buildings, creation of village tree nursery, riding manege, woodland planting, hedgerow repairs and hedgerow tree planting along boundaries. Alongside Green Lane, a broad belt of woodland planting including Oak, Beech, Sweet Chestnut and Field Maple should be considered to strengthen the rural character of this approach to the village core (see view 13) and to connect adjacent woodlands.
Ef	29	Provide a brief for this area, to allow the development of design proposals. Likely work items include woodland planting, swale, wetland or water body creation, installation of mulch paths, boundary fencing, installation of informal play equipment, wildflower meadow creation, and specimen tree planting.
		Minor Projects
Eg	11	Damage to ragstone wall in very attractive location in the centre of The Quarries conservation area. Encourage good quality wall repair and removal of temporary and anti-climb fencing. Existing grass shows a rubbed desire line; consider changing surface to stone cobbles at this point to enable access if problem persists.
Eh	37	Encourage fence repair to exclude unauthorized access and fly-tipping.
	44	Encourage replacement of collapsed fence with similar timber post and wire.
Ei	50	Request a convex mirror at the Four Wents junction to enable safe exit from Brishing Road.
Ej	54	Improve signage for length of footpath KM119 crossing Tilts Wood.
	63	Improve signage for length of footpath KM121 where this joins KM122 via steps, and establish whether access should still be possible onto East Hall Hill opposite the cottages (gate locked at date of inspection).
	78	Provide a new timber post and footpath signage for KM128 on Peens Lane where sign has fallen.
	92	Provide a new timber post and footpath signage for KM130 on Forge Lane where sign is missing.
	82	Replace broken stile on KM127.
Ek	7	Encourage replacement of timber garden fencing with hedge at this key junction, which signals entry point to The Quarries area.

El	24	Encourage a more consistent approach to boundary fencing to improve appearance. Reduce visual intrusion from litter bin, salt bin and footpath sign by using a less urban style of bin and more discreet right of way sign. Improve condition of road surface in parking area to relieve puddling.
Em	72	Encourage installation of a roadside hedge and field gate to enclose and screen large area of planings surface adjacent to cottages in otherwise attractive area.
En	89	Establish why secure entrance is required and discuss the possible removal of the bollards or replacement with a less prominent style.
Eo	73	Encourage removal of uncharacteristic tall timber garden fence around Homeleigh Timber premises to reveal existing hedge.
Ep	34	At the rear of Haste Hill Close, consider replacement of existing mesh fence to timber post and rail in future, and encourage a lower garden boundary to the north of the path. Path width is already restricted but high fence exacerbates discomfort. Across the field, fencing alongside the PROW is in mixed condition. Replace with similar timber post and wire fence, and consider widening the route to improve accessibility and comfort.
Eq	20	Along Haste Hill Road, encourage installation of a small number of large species trees (Beech, Oak or Lime) in properties with generous front gardens, as understudies to replace single mature specimen in future.
Er	18	Line of the public road does not flow and wide range of contrasting treatments draws attention to the property edges rather than to positive features of historic buildings or along the driving route. For future development, promote use of low-contrast, high quality materials for driveways and entrances that maintain same finish as road surface until well within the private sphere, rather than at strict property boundary with road. Encourage use of ragstone walls in new developments.

Introduction

Enhancement proposals listed in this section have the goal of strengthening and improving the existing landscape fabric of the Parish, in order that the distinctive character and features of the local landscape are secured for the long term.

The proposed actions arise from the Landscape Character and Condition Reviews, included as Appendices B & C, and are intended to complement ongoing routine management of the existing landscape elements carried out by the Parish Council and private landowners. They include items of larger or longer-term periodic management such as hedgerow renovation or woodland thinning, and items that represent a significant change in the existing landscape, for example the reintroduction of lost hedgerows or new tree planting. Other actions that appear to be outside the current management routine, such as re-planting gaps in existing hedges, are also included.

Where possible, similar types of work in nearby locations have been grouped together into manageable small projects and given a project reference in the first column. Very often, more than one type of action will be included within a single project or enhancement description – for example, woodland thinning and fence repair. For ease, types of action have been summarized in the second column, alongside the enhancement reference. The enhancement references relates back to the Landscape Enhancement Proposals Plan in Appendix A and can be used to locate the item. Finally, a detailed description of the work required is included in the third column.

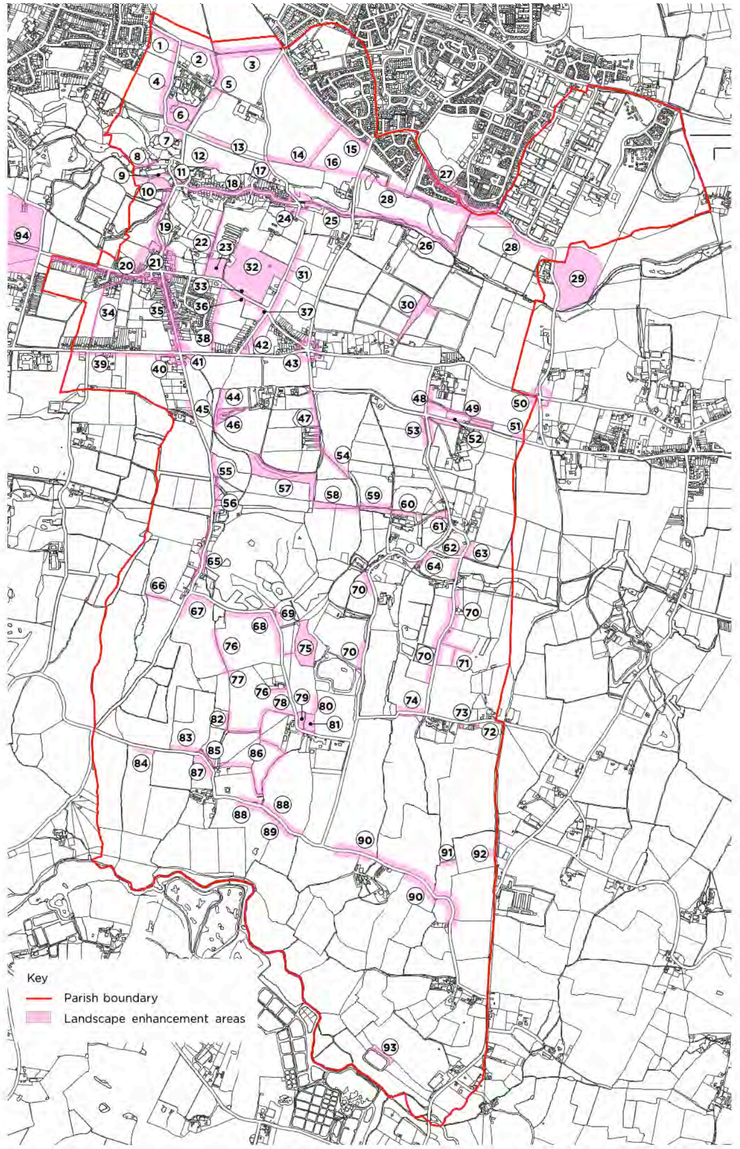
Project ref.	Enhancement reference and work type	Description of works
La	39 - Woodland works -Planting	Encourage long term management to ensure presence of a strong and diverse woodland edge. Encourage ivy removal, pruning to extend lifespan, selective coppicing, selective felling within deeper blocks where necessary and immediate re-planting with species to include Oak, Beech, Sweet Chestnut and Hazel, to develop density and to provide good quality specimens for the long term.
	40 - Woodland works -Planting	Narrow belt of woodland between primary school and Heath Road is etiolated, lacks diversity of age and understorey and is therefore very vulnerable to decline. Encourage ivy removal and pruning to extend lifespan, and selective felling and re-planting with Oak, Beech, Sweet Chestnut and Hazel to help thicken and provide sufficient number of good quality replacement specimens for the long term.
Lb	13 - Hedge plant	Encourage gapping-up of existing hedgerows where these are in poor repair using a mixture of Hawthorn, Holly, Hazel and Field Maple
	19 - Hedge plant	Encourage gapping-up of existing hedgerows where these are in poor repair using a mixture of Hawthorn, Blackthorn, Common Elm, Hazel and Field Maple.
	27 - Hedge plant - Hedge maintenance	Encourage maintenance and gapping-up or reinstatement of existing weak hedgerow using a mixture of Hawthorn, Blackthorn and Field Maple.
	33 - Hedge plant	Encourage gapping-up of existing hedgerow where this is in poor repair using a mixture of Hawthorn, Blackthorn, Common Elm, Hazel and Field Maple.
	36 - Hedge plant	Encourage gapping-up of existing hedgerow where this is in poor repair using a mixture of Hawthorn, Blackthorn, Common Elm, Hazel and Field Maple. Introduce periodic hedgerow Oaks at rear of hedge line and protect from mowing and trimming damage.
Lc	48 - Hedge plant - Replace fence	Encourage replacement of new anti-climb fence panels over time, by installing a new field hedge and traditional timber post and wire fence to the rear, and allowing these to establish before the existing fence is removed. New hedge plants to be a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.
Ld	45 - Hedge plant	Encourage gapping-up of weak section of hedgerow at this point to direct views along Church Hill and screen residential property. Hedge species to include Hawthorn, Hazel, Common Elm and Field Maple.
	51 - Hedge plant	Encourage gapping-up of existing hedgerows where this is thin at the base, using a mixture of Hawthorn, Blackthorn, Hazel and Field Maple.
	62 - Hedge plant - Hedge maintenance	Encourage maintenance and gapping-up of existing hedgerows where these are in poor repair using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.
	64 - Hedge plant	Encourage reinstatement of a field hedge at this very visible entry point to Wierton hamlet, to soften view of agricultural/commercial buildings and operations. Use a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood without hedgerow trees, in order to maintain open views.
Le	66 - Hedge plant	Encourage gapping-up of weak length of hedge using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.
	67 - Hedge plant	Encourage reinstatement of a field hedge at this key entry point to the southern part of the parish, where landscape quality is otherwise very high. Use a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood and intermittent hedgerow Oaks.
	68 - Hedge plant	Encourage re-planting/gapping up of existing remnant hedge around large arable field using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood and intermittent hedgerow Oaks at this important location adjacent to Boughton Place deer park.
	69 - Hedge plant	Encourage gapping-up of weak length of hedge within this run using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.
Lf	71 - Hedge plant	Encourage reinstatement of field hedges around paddocks using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.
	76 - Hedge plant	Encourage gapping-up of weak lengths of hedge where possible between hedgerow trees, using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.
	91 - Hedge plant - Hedge maintenance	Encourage maintenance and gapping-up of existing hedgerow alongside footpath where it is in poor repair using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

Lg	83 - Hedge plant - Replace fence	Encourage reinstatement of native hedge using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood or replacement of dilapidated post and wire fence with new post and wire.
	84 - Hedge plant	Encourage gapping-up of weak length of hedge within otherwise strong run, using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.
	86 - Hedge plant - replace fence	Encourage replacement of delapidated fences with similar timber post and wire and gapping-up of weak lengths of hedge using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.
	87 - Hedge plant	Encourage re-planting/gapping up of existing remnant hedge around corner field using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood and intermittent hedgerow Oaks.
Lh	88 - Hedge plant - Hedge maintenance	Encourage weeding of newly planted hedgerows and maintenance and gapping-up of existing hedgerows in poor repair using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood. Encourage the removal of uncharacteristic, short-lived hedgerow Birch and replacement (or inter-planting) with English Oak.
Li	8 - Hedge maintenance	Encourage maintenance and repair of over-tall hedgerows and hedgerow trees to reduce vulnerability to collapse, trimming for shape and density, removing ivy, re-laying where necessary and gapping up with a mixture of Hazel, Hawthorn and Field Maple.
	17 - Hedge maintenance	Encourage regular maintenance of hedge gap forming entrance to footpath KM100 at the top of Cliff Hill Road.
	42 - Hedge plant - Hedge maintenance	Encourage trimming/re-laying of hedge to reduce height and vulnerability to damage; gap-up hedge where necessary using a mixture of Hawthorn, Blackthorn, Common Elm, Hazel and Field Maple.
	77 - Hedge maintence	Encourage regular maintenance of hedge gap forming entrance to footpath KM100 at the top of Cliff Hill Road.
Lj	52 - Hedge maintenance	Encourage regular trimming of hedgerow for density and shape.
	55 - Hedge plant - Hedge maintenance	Weak section of roadside hedge beneath line of mature Oaks at edge of parkland; encourage trimming to develop density as far as possible and installation of a line of understudy Oaks on park side.
	70 - Hedge maintenance	Encourage maintenance and major height reduction/possible re-laying of existing hedges that are dominated by ivy and vulnerable to winter damage.
Lk	10 - Woodland works	Few final canopy trees remain on steep banks and those that do are very mature; inadequate replacements available as younger trees are etiolated and vulnerable to damage or disease (eg. Ash, Larch). Manage woodland for diversity of species and age structure; encourage selective thinning throughout and creating of glades; install combination of individual long term tree specimens (Oak, Beech) and blocks of understorey and shorter-lived trees (Hazel, Field Maple, Alder).
	12 - Planting	Plug gap in existing boundary tree belt on southern edge of Walk Meadow to preserve tranquil character of the amenity space and block potential views to housing at Lyewood Farm. Install a mixture of Hazel, Oak, Alder and Field Maple transplants in tree shelters.
	25 - Woodland works - Replace fence	Manage woodland for diversity of species and age structure; encourage selective thinning and inter-planting with mix of Oak, Sweet Chestnut, Beech, Field Maple and Hazel. Encourage replacement of collapsed fence along timber yard boundary to improve quality of appearance.
Ll	56 - woodland work - Planting	Small area of coppiced woodland now overwhelmingly dominated by Sycamore with only a few remnant Sweet Chestnut. Encourage some re-coppicing to diversify age structure and some felling and re-planting with Sweet Chestnut and Oak.
	65 - Woodland works - Planting	Narrow belt of trees on road banks to each side of Church Hill are in poor condition and vulnerable to decline; many trees are etiolated and ivy-clad although Hazel understorey appears robust. Encourage long-term management to ensure ongoing presence of woodland belt, including selective thinning and inter-planting to ensure sufficient good quality, large canopy trees (eg. Oak and Beech) to develop for the future.
	81 - Woodland works -Planting	Encourage long-term management to ensure ongoing presence of corner woodland block, including selective thinning and inter-planting to ensure a suitable number of good quality large canopy trees (eg. Oak and Beech) to develop and to diversify age structure.
	85 - Woodland works - Planting	Narrow belt of woodland alongside lane is etiolated and vulnerable to decline. Encourage ivy-removal and pruning to extend lifespan, and selective felling and re-planting with Oak, Beech, Hazel and Hawthorn to help thicken and provide sufficient number of good quality replacement specimens for the long term.
Lm	47 - Hedge plant - Replace fence	Encourage installation of a narrow belt of Hazel coppice or mixed native field hedge alongside track using mix of Hawthorn, Hazel, Field Maple, Blackthorn and Dogwood to provide privacy to homes and screening to unsightly storage yard, to restore rural character of public right of way. Encourage repair of existing fence where this has collapsed.
	49 - Planting	Significant proportion of woodland block has been cleared and public right of way diverted around edge of woodland. Remaining trees are etiolated, appear vulnerable to wind-blow and lack diversity of age structure. Understand cause of woodland clearance and encourage supplementary planting with mix of Oak, Sweet Chestnut, Beech, Field Maple and Hazel to increase density and to provide sufficient good quality specimens for the long term. For narrow strip; encourage selective inter-planting within gaps to improve diversity and age structure.
	53 - Woodland works - Planting	Narrow belt of woodland alongside lane is gappy in places and some trees are covered with dense ivy. Encourage ivy removal and selective understorey clearance and re-planting (or inter-planting into existing gaps) with Oak, Beech, and Hazel to help thicken and provide sufficient number of good quality replacement specimens for the long term.

Ln	74 - Planting	Belt of trees along either side of Hermitage Lane is narrow and although in reasonable condition at present, individual trees are etiolated and vulnerable to decline. Encourage thickening of the woodland belt, by planting rows of trees in the field margin using a mixture of Oak, Alder, Beech, Field Maple and Hazel.
	90 - Planting	There are few hedgerow trees along these routes, and those that have survived are now mature. A new generation of trees is needed to sustain character and provide ecological richness. Encourage the installation of young hedgerow Oaks within field margins, and small corner blocks of mixed Oak, Willow, Alder and Hazel on wet ground.
Lo	22 - Hedge plant - Woodland works - Planting - Replace fence - Repair steps	Right of way is lined with overgrown and etiolated hedgerow trees/ remnant hedge, many covered in ivy and vulnerable to damage. Encourage management of the existing trees by pruning back and cutting off ivy, re-planting sections of hedge where necessary and introducing individual specimens to ensure trees of sufficient quality for the long term. On the east side, introduce new hedge on top of bank, with shelterbelt planting to the rear to screen views to development site. Hedge plants to include Hazel, Hawthorn and Blackthorn plus Field Maple and Dogwood in new lengths. Specimen trees to include Oak and Field Maple. Shelterbelt planting to include Oak, Sweet Chestnut, Field Maple, Hazel and Hawthorn. Repair or replace fence where this has collapsed with timber post and rail or post and wire. Repair undermined steps into Quarries.
	23 - Planting	Install a new nut platt on land in BMAT ownership, to reinforce pattern of corner woodlands, give interest to PROW and frame entry point to village core. Install traditional Kent Cobnut species, and surround with timber post and wire fencing alongside footpath KM106.
Lp	58 - Hedge maintenance	Encourage gentle trimming back of overhanging hedge/hedgerow trees to enable better access without losing enclosed character, and creation of periodic views out from path route towards the Weald by clearing deliberate gaps in the hedgerow at strategic points.
	59 - Hedge maintenance	Encourage repair or replacement of existing post and wire fence to north of path. On south side, encourage trimming of overgrown hedge/ hedgerow trees that crowd path to enable better access and again, creation of intermittent views out from path route towards the Weald by clearing deliberate gaps in the hedgerow at strategic points.
	60 - Hedge maintenance - Planting	Mixed hedgerow of Holly, Elder and Sycamore growing beneath thin line of trees at rear of Wierton Place cramps pathway and fails to screen views into service yard. Encourage trimming of hedgerow plants to clear pathway and to develop density, and supplementary planting of a mixed woodland screen belt within Wierton Place using a mixture of Oak, Sweet Chestnut, Field Maple, Hazel and Scots Pine.
	61 - Woodland works	Mixed corner/edge woodland in broadly good condition but becoming etiolated; encourage selective thinning and coppicing to maintain presence in future.
Lq	46 - Woodland works	Encourage selective thinning within block of young tree planting, to allow successful long term development.
	57 - Woodland works - Planting	Large block of Sweet Chestnut coppice with individual Oaks and smaller block of etiolated Sycamore coppice with individual Oaks both vulnerable to damage. Encourage phased sequence of re-coppicing within blocks to diversify age structure and create glades, and within Sycamore block, some felling and re-planting with Sweet Chestnut, Oak and Field Maple to introduce diversity.
Lr	75 - Woodland works - Planting	Existing Poplar plantation is of uniform age and becoming vulnerable to decline. Encourage phased felling and re-planting with mixed native woodland to form an extension of adjacent mixed woodland with species to include Oak, Alder, Beech, Field Maple and Hazel. Adjacent line of Poplar demarcating edge of historic Deer Park will also be vulnerable to decline at same time; encourage planting between existing trees with Oaks to ensure long term presence.
	79 - Woodland works - Planting - Hedge maintenance	Existing Poplar plantation is of uniform age and becoming vulnerable to decline. Encourage phased felling and re-planting with mixed native woodland to form an extension of adjacent mixed woodland with species to include Oak, Alder, Beech and Hazel. Short length of hedge opposite is gappy; encourage trimming for density and shape.
	80 - Planting	Encourage inter-planting along narrow wooded boundary with Common Oaks to maintain line of trees for the long term.
Ls	6 - Woodland works - Planting	Edge of existing woodland is scruffy with remnant fence and climbers on verge, but has tall metal palisade fence set behind. Woodland itself is very dense; condition is difficult to assess but looks to lack diverse age structure. If land comes into BMAT ownership, clear back verge and undertake selective thinning and re-planting within woodland and possibly reinstate Victorian garden.
Lt	30 - Woodland works - Planting	Belt of dense woodland alongside footpath KM115 with sections of poplars to edge of woodland. Some trees are covered with dense ivy and the woodland is very dense and difficult to assess. Encourage ivy removal and selective thinning and re-planting with good quality replacement specimens for the long term.
Lu	94 - Planting	Large area of previously farmed land to be converted to native woodland and scrub; encourage establishment of species-diverse tree and understorey cover with glade structure for maximum biodiversity with minimal or low management intervention.

Landscape Enhancement Proposals Plan

APPENDIX A



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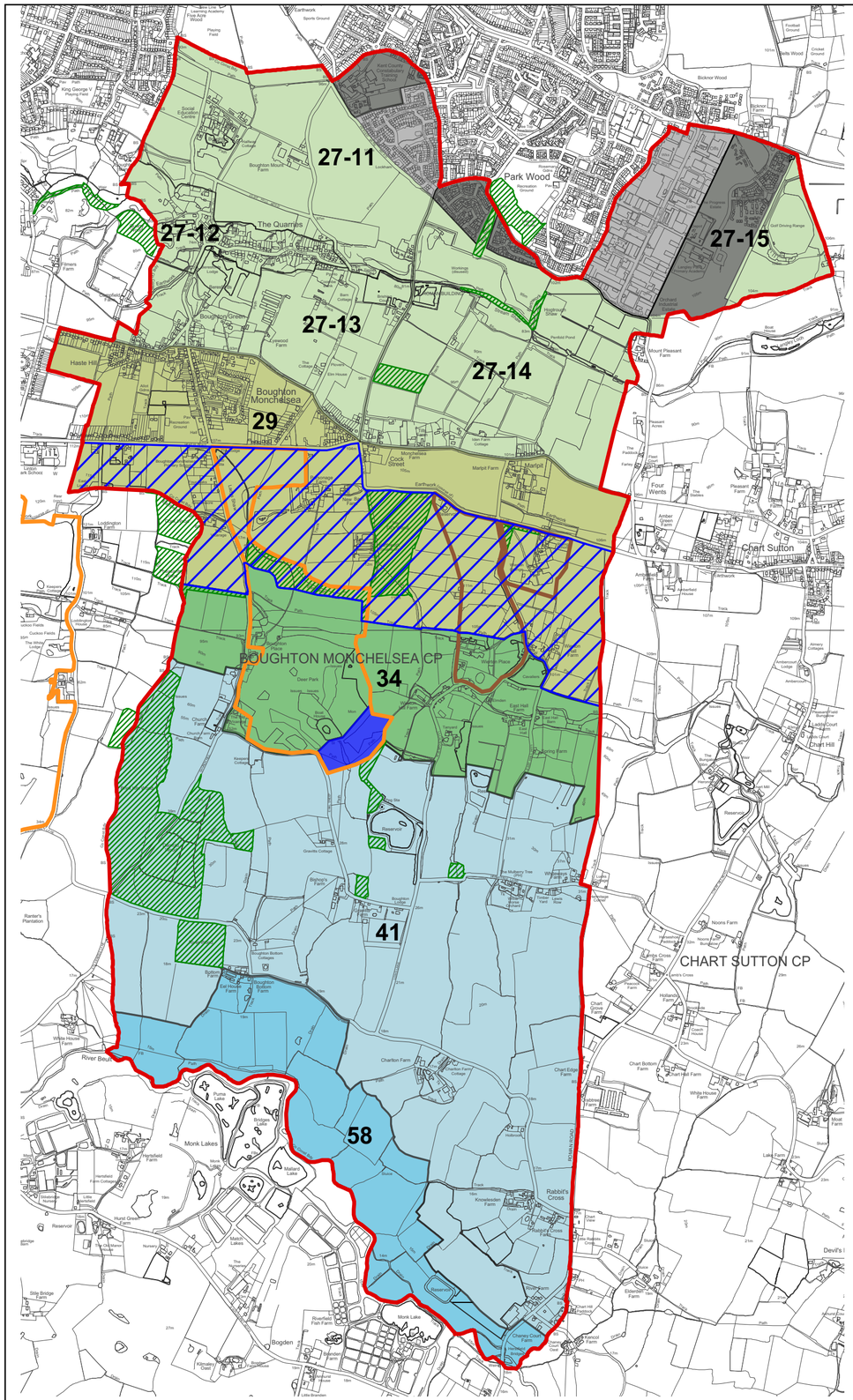

Methodology

A desktop study was carried out to determine the current Landscape Character designations that have been applied within the parish. Information was gathered from Maidstone Borough Council's Maidstone Landscape Character Assessment (published 2012, amended 2013) that identifies 58no. different character types across the Borough. Of these, 5no. different landscape character classifications occur within Boughton Monchelsea parish, plus small areas in the north of the parish which fall within the urban area of Maidstone. In addition, the northern part of the parish is included in the Detailed Study Area carried out by Maidstone Borough Council on land closest to the centre of the town and in consequence landscape character type 27 is sub-divided into 5no. smaller areas.

The plan opposite shows the boundary of each identified landscape character type. A brief description of each landscape character type is provided overleaf together with Maidstone Borough Council's summary analysis of its condition, sensitivity and recommended guidelines for future management.

The landscape character types were then reviewed in the field on 22nd and 23rd November 2017, to assess accuracy. This was done as far as possible on foot from public highways, public rights of way and other publicly accessible land, and by observation through hedges and field gates. A detailed photographic record and site notes were made to allow re-evaluation in the office.

Findings

A number of minor discrepancies were identified within sub-divided Landscape Character type 27. In sub-type 27-11 *Boughton Farm*, we consider that the Kent Police training school and associated green space to the north of Pested Bars Road should be considered part of the urban area of Maidstone and taken out of 27-11. In sub-type 27-14 *Park Wood Horticultural Land,* dense new housing development at the southern edge of Park Wood now means that a small area should also be re-classified as part of the urban area of Maidstone. The character description for sub-type 27-15 *Langley Park Farm* appears to have been accurate generally, but that part of the sub-type lying within the parish is currently in a state of change due to extensive building activity and again, should be reclassified as part of the urban area. These areas of change are all shown on the plan in dark grey. Finally, in sub-type 27-13 *Boughton Green Farmland,* the character description refers to a limited urban edge influence caused by modern infill housing; this occurs outside the parish along Linton Road and does not affect the sub-type within Boughton Monchelsea parish.

At the bend in Peen's Lane, a small part of Boughton Monchelsea Place estate (shown as a dark blue tone on the plan) has been classified as Landscape Character type 41 in error. This is a result of following the modern line of the deer fence rather than the historic boundary of the Deer Park, which is marked by a row of trees further south. The dark blue area remains consistent in character with the rest of the Deer Park and should therefore be re-classified under the same Landscape Character type 34.

A much more significant discrepancy affects the boundary between Landscape Character type 29 *Boughton Monchelsea to Chart Sutton plateau* and type 34 *Linton Greensand Ridge*. At present, the blue hatched zone shown on the plan is included within character type 29 but its character is dramatically at odds with MBC's description for that type.

Within this blue hatched zone, the landscape is dominated overwhelmingly by woodland, both broadleaved woodlands (including some ancient) and Sweet Chestnut coppice with isolated ancient specimens. Small fields of pasture are enclosed amongst the woodland, along with some orchards and, at the far eastern end, a small area of arable land. The landscape is generally in very good condition, with mature mixed woodland, actively-managed coppice and orchards, and strong, well-maintained hedgerows all combining to provide excellent connectivity for wildlife as well as a coherent visual pattern. The land includes large parts of the historic estates of Linton Park, Boughton Monchelsea Place, Wierton Place (where it covers the whole of the historic parkland) and, more recently, Wierton Grange. Settlement within the area is very sparse, older in character and is largely concealed from the main routes, maintaining the impression of a very strong, uninterrupted wooded edge. Two areas of traveller accommodation are located within this area, the first adjacent to the Primary School on Church Lane and the second down a track at the corner of Back Lane and Park Lane. These are very different in character and form to conventional housing and one was granted permission on appeal, so should not set a precedent for development. Both sites detract from what is otherwise a visually coherent and attractive landscape, but are mitigated by the presence of the trees and quiet location. In the west of the parish, Heath Road defines the northern edge of this zone with obvious clarity, and east of Cock Street, Back Lane defines the northern extent equally clearly.

Although MBC's characterisation makes reference to significant woodland cover and historic parklands in the west of landscape type 29, it describes the overall character of the landscape as fragmented, suburban, indistinct and spoiled by extensive, dense recent linear development with further visual intrusion from equestrian grazing and polytunnels. It describes a landscape in very poor condition, with an incoherent pattern of elements, moderate ecological value, poor cultural integrity, only intermittent tree cover, a very weak sense of place and very low sensitivity to change. This is clearly inaccurate in relation to the hatched zone and creates a very misleading impression that could lead to the landscape being wrongly assessed in terms of development capacity.

Landscape type 34 *Linton Greensand Ridge* lies to the south of the hatched area. This is characterised overall as being a very distinctive and unified landscape, in good condition with a very strong sense of place and high ecological connectivity provided by woodlands, parkland and orchards. The historic estates are recognised as providing a sense of continuity, and sensitivity to change is recognised as being very high. The key divergence from the character of the hatched land relates to topography and density of tree cover, and the resulting lack of long views.

Colvin and Moggridge consider that the landscape within the hatched zone is much more accurately aligned with landscape type 34 than with type 29, and consequently, it would be better re-classified as sub-type of 34, entitled 34-1 *Linton and Boughton Parkland Plateau*:

LCA 34-1 Linton and Boughton Parkland Plateau

1. Plateau immediately above the Greensand Ridge
2. Historic parkland and Estate woodlands
3. Ancient, broadleaf and coppice woodlands
4. Pockets of pasture and orchards amongst woodland
5. Distinctive and sparse built environment


Coppice south of Heath Road


Woodland south of Heath Road

Summary of Analysis

Condition Assessment	Very Good	Sensitivity Assessment	Very High
Pattern of elements:	Coherent	Distinctiveness:	Very distinct
Detracting features:	Few	Continuity:	Ancient
Visual Unity:	Strongly unified	Sense of place:	Very strong
Ecological integrity:	Strong	Landform:	Apparent
Cultural integrity:	Good	Tree cover:	Enclosed
Functional integrity:	Very strong	Visibility:	Low

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Introduction

The following are a summary descriptions of the landscape character types within Boughton Monchelsea parish, taken from the Maidstone Borough Council's Maidstone Landscape Character Assessment 2012/2013. These are provided for reference in relation to this review, and include photographs taken as part of the on-site survey.

Character Summaries

LCA 27-11 Boughton Farm

1. Orchards
2. Large intensive arable fields
3. Narrow hedge lined lanes
4. Large agricultural barns
5. Modern buildings with security railings
6. Traditional vernacular style buildings Boughton Mount


Pested Barrs Road


Boughton Mount

Summary of Analysis

Condition Assessment	Poor	Sensitivity Assessment	Moderate
Pattern of elements:	Incoherent	Distinctiveness:	Distinct
Detracting features:	Some	Continuity:	Historic
Visual Unity:	Interrupted	Sense of place:	Moderate
Ecological integrity:	Moderate	Landform:	Apparent
Cultural integrity:	Variable	Tree cover:	Intermittent
Functional integrity:	Coherent	Visibility:	Moderate

LCA 27-12 Boughton Quarries

1. Steep valley sides
2. Mill ponds and weir
3. Native and coppice woodland
4. Pasture
5. Traditional timber framed buildings within former quarries and as mill cottages within valley
6. Modern housing along The Quarries


The Quarries


Bottlescrew Hill

Summary of Analysis

Condition Assessment	Very good	Sensitivity Assessment	High
Pattern of elements:	Coherent	Distinctiveness:	Very distinct
Detracting features:	Few	Continuity:	Historic
Visual Unity:	Unified	Sense of place:	Strong
Ecological integrity:	Strong	Landform:	Dominant
Cultural integrity:	Good	Tree cover:	Enclosed
Functional integrity:	Very strong	Visibility:	Moderate

LCA 27-13 Boughton Greenland Farmland

1. Orchard
2. Native hedgerows
3. Pasture grazed by horses
4. Past quarrying activity and exposed ragstone faces
5. Oast houses and vernacular style buildings
6. Modern housing along the periphery
7. Large agricultural barns


Lyewood Farm


Pasture Field off Green Lane

Summary of Analysis

Condition Assessment	Good	Sensitivity Assessment	Moderate
Pattern of elements:	Incoherent	Distinctiveness:	Distinct
Detracting features:	Few	Continuity:	Historic
Visual Unity:	Unified	Sense of place:	Moderate
Ecological integrity:	Moderate	Landform:	Apparent
Cultural integrity:	Variable	Tree cover:	Intermittent
Functional integrity:	Coherent	Visibility:	Moderate

LCA 27-14 Park Wood Horticultural Land

1. Stream
2. Orchards and poplar shelterbelts
3. Horticultural area
4. Mosaic field pattern
5. Traditional and historic buildings and settlements


Off Brishing Road


Poplar shelterbelt on Brishing Lane

Summary of Analysis

Condition Assessment	Good	Sensitivity Assessment	Moderate
Pattern of elements:	Incoherent	Distinctiveness:	Distinct
Detracting features:	Few	Continuity:	Historic
Visual Unity:	Unified	Sense of place:	Moderate
Ecological integrity:	Moderate	Landform:	Apparent
Cultural integrity:	Variable	Tree cover:	Intermittent
Functional integrity:	Coherent	Visibility:	Moderate

LCA 27-15 Langley Park Farm

1. Open arable fields with areas of rough pasture and scrub
2. Nursery planting and agricultural buildings
3. Hedgerows along Sutton Road and nursery boundaries
4. Oast and Georgian house
5. Golf driving range
6. Pocket of unmanaged orchard with poplar shelterbelts


Langley Park development off Brishing Road


Langley Park off Sutton Road

Summary of Analysis

Condition Assessment	Moderate	Sensitivity Assessment	Low
Pattern of elements:	Coherent	Distinctiveness:	Distinct
Detracting features:	Some	Continuity:	Recent
Visual Unity:	Coherent	Sense of place:	Weak
Ecological integrity:	Moderate	Landform:	Apparent
Cultural integrity:	Variable	Tree cover:	Intermittent
Functional integrity:	Coherent	Visibility:	Moderate

LCA.29 Boughton Monchelsea to Chart Sutton Plateau

1. Plateau above the Greensand Ridge
2. Sweet chestnut coppice woodlands
3. Orchards
4. Arable land
5. Recent infill development
6. Grid like road pattern


Church St.


Green Lane


Orchard south of Heath Road


North of Heath Road


Tilt's Wood off Back Lane


Back Lane by Wierton Grange

Summary of Analysis

Condition Assessment	Very Poor	Sensitivity Assessment	Very Low
Pattern of elements:	Incoherent	Distinctiveness:	Indistinct
Detracting features:	Some	Continuity:	Recent
Visual Unity:	Interrupted	Sense of place:	Very Weak
Ecological integrity:	Moderate	Landform:	Insignificant
Cultural integrity:	Poor	Tree cover:	Intermittent
Functional integrity:	Weak	Visibility:	Low

LCA.34 Linton Greensand Ridge

1. Scarp face of the Greensand Ridge
2. Extensive views across the Low Weald to the south
3. Orchards set within small scale field pattern
4. Historic parkland
5. Very distinctive and historic built environment
6. Series of narrow lanes that run against the contours


Deer Park


Deer Park from Greenway Ridge


Orchard with views across the Low Weald


Wierton Hill

Summary of Analysis

Condition Assessment	Very Good	Sensitivity Assessment	Very High
Pattern of elements:	Unified	Distinctiveness:	Very distinct
Detracting features:	Few	Continuity:	Ancient
Visual Unity:	Strongly Unified	Sense of place:	Very Strong
Ecological integrity:	Strong	Landform:	Dominant
Cultural integrity:	Good	Tree cover:	Intermittent
Functional integrity:	Very Strong	Visibility:	High

LCA.41 Linton Park and Farmlands

1. Low lying landscape which forms part of the Low Weald
2. Reservoirs along the foot of the Greensand Ridge
3. Drains running southwards towards the River Beult
4. Enclosed pasture
5. Parkland landscape of Linton Park and Monchelsea Place
6. Sparse development with scattered farms and small hamlets
7. Dominance of oak trees within pasture and as mature hedgerow trees


Lower Farm Road


Long Lane

Summary of Analysis

Condition Assessment	Very Good	Sensitivity Assessment	High
Pattern of elements:	Coherent	Distinctiveness:	Distinct
Detracting features:	Few	Continuity:	Ancient
Visual Unity:	Unified	Sense of place:	Strong
Ecological integrity:	Moderate	Landform:	Apparent
Cultural integrity:	Good	Tree cover:	Intermittent
Functional integrity:	Strong	Visibility:	Moderate

LCA.58 Beult Valley

1. Low lying broad shallow valley of the meandering River Beult and Hammer Stream within the Low Weald
2. Many ponds and watercourses with important ecological interest
3. Species rich native hedgerow field boundaries with mature oak trees as imposing hedgerow trees and sometimes within fields where boundaries have been removed.
4. Mixed agriculture with large fields supporting arable cultivation and small riverside fields with pasture
5. Sparsely scattered small woodlands
6. Historic north-south crossing points with ragstone bridges over the River Beult trees


Lower Farm Road


South of Lower Farm Road

Summary of Analysis

Condition Assessment	Moderate	Sensitivity Assessment	High
Pattern of elements:	Coherent	Distinctiveness:	Distinct
Detracting features:	Some	Continuity:	Ancient
Visual Unity:	Coherent	Sense of place:	Strong
Ecological integrity:	Moderate	Landform:	Insignificant
Cultural integrity:	Variable	Tree cover:	Open
Functional integrity:	Coherent	Visibility:	Moderate

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Introduction

A series of site visits were carried out in November 2017 and January 2018 to assess the condition of landscape features throughout the parish. The sorts of features covered by the assessment were both hard and soft, including hedges, woodland, fences and walls, public footpaths, surface treatments and street furniture.

The purpose of this review is twofold. In relation to the soft landscape, the key aim of the condition assessment is to identify existing landscape features that are or may become vulnerable to loss if action is not taken to maintain their presence. Loss of features like hedgerows, corner woodlands and narrow belts of roadside woodland would result in a significant change in the overall character of the local area. In relation to the hard landscape, the condition assessment identifies both functional strength of elements like fences and walls, whilst images record how their character impacts on the appearance of the landscape in terms of coherence and quality.

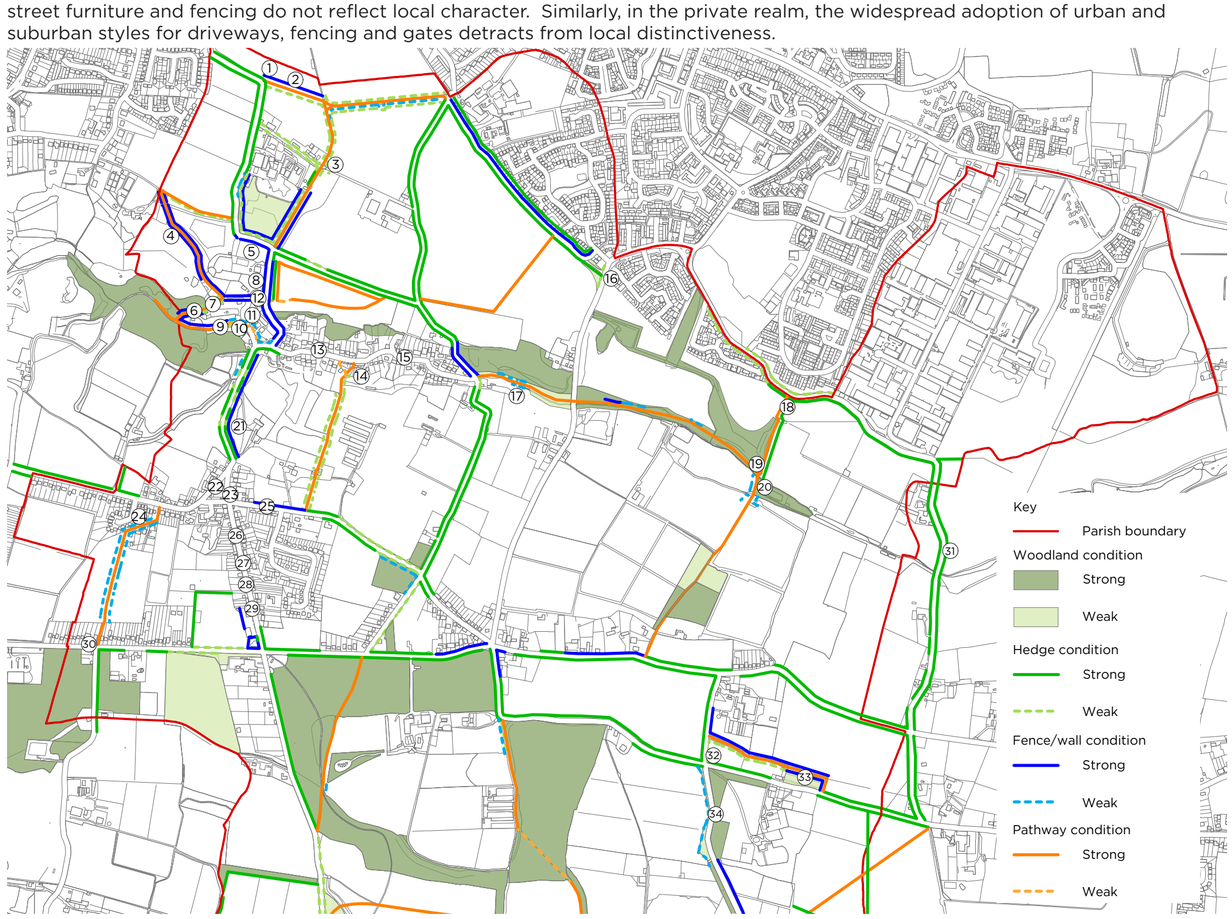
Observations were made from the public highway, public rights of way and from publicly-accessible land. This means that many features on private land have not been included in the assessment, but those that are included are key to the public appreciation of the landscape.

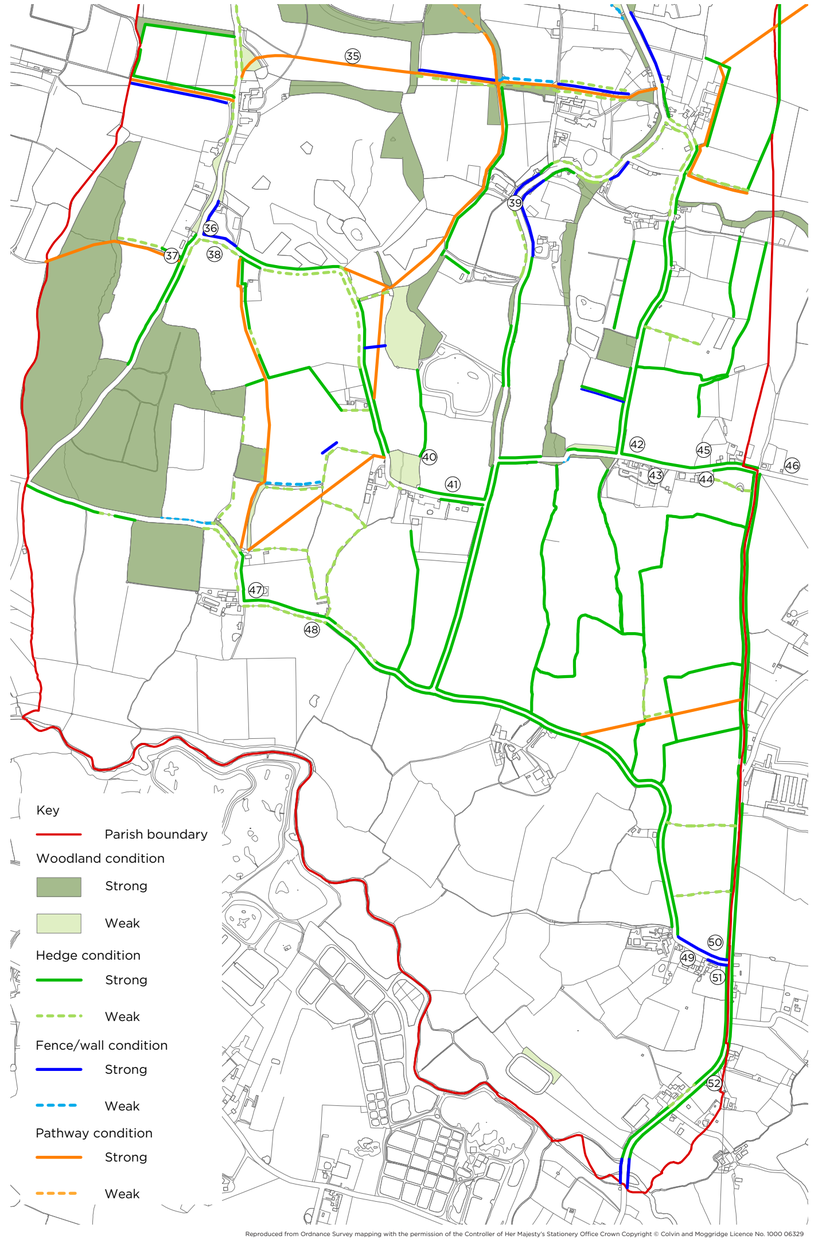
Please note that Colvin and Moggridge have endeavoured to give a very broad, general assessment of the overall condition of the soft landscape. The extensive scale of this study means that assessments are necessarily brief and approximate, as well as constrained by limited access. The information provided must not therefore be relied upon for anything other than the broad goals of this study.

The condition of the landscape elements is recorded on the plans below and opposite; indicative images relating to the character of the hard landscape are included on the record sheets that follow. A sheet compiling good examples of hard landscape materials around the parish is included at the end of the study.

Key Findings

Current management of roadside hedges around the parish appears to be good, resulting in a strong framework of dense hedges. However, on Wierton Hill, East Hall Hill and Gandys Lane hedges are now very tall and becoming vulnerable to damage. Elsewhere in the south of the parish, missing roadside hedges undermine the quality of the landscape (Peens Lane and Lower Farm Road). Generally, management of hedges within fields is weaker, resulting in spindly form and open gaps. Whilst large areas of woodland are benefitting from active management, smaller corner woodlands and narrow roadside tree belts are often weak and vulnerable to decline with over-tall, spindly trees and little age and species diversity. Within the village, inconsistent and largely urban styles of street furniture and fencing do not reflect local character. Similarly, in the private realm, the widespread adoption of urban and suburban styles for driveways, fencing and gates detracts from local distinctiveness.





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Hard Landscape Record Images sheet 1 of 2

Pedestrian access

Palisade fence

Confused access

Typical cleft chestnut and stock fencing

Featherboard fencing

Statement gates

Typical timber field/access gate

Typical stile and dog bin

Featherboard fence near ancient woodland

Footpath and retaining wall

Bollards and low ragstone wall

Anti-climb fence

Urban paving and drainage style driveway

Step and fence access to The Quarries

Cobble sett edging to tarmac driveway

Bollards at Pested Road closure

Collapsed corrugated fencing

Metal cycle gate

Gate stile and fly-tipping

Mesh and wire footpath fencing

Bow-topped fencing and gate

Furniture at the Village Green

Electric substation

Post & mesh and featherboard fencing

Low ragstone wall to paddock

Cobbled sett driveway at Church Street

Mix of driveway surfaces at Church Street

Gravel drive with brick edge

Dog and litter bin at Church Street

Cleft chestnut and timber rail fencing

Narrow stepped access to open space

Anti-climb fencing

New post and wire fence

Estate railings to parkland

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Hard Landscape Record Images sheet 2 of 2

Grass pathway along Greensand Way

Ragstone & brick wall

Property entrance

Brick garden wall

Driveway and fence at Wierton Hill

Driveway entrance

Birch tree planting

The Mulberry Tree

Timber fencing

Large area of hardstanding

Brick retaining wall

Low ragstone wall

Formal driveway entrance with kerbs

Field entrance

Dark cobble paving

Cleft post & rail fencing

Timber bollard & chain fence

Driveway entrance walls & piers

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Examples of good practice


Brick garden wall


Bollards and low ragstone wall


Low ragstone wall to paddock


Traditional ragstone wall


Property entrance


Soft interface with road


Consistent garden treatments


Low contrast paving


Minimal contrast with road


Natural stone setts


Cobble edge drive


Brick threshold with gravel


Dark cobble paving


Stone sett threshold


Low key delineation


Stone drainage channel


Bollard and chain fence


Trellis over wall


Metal entrance gates


Timber estate gate


Timber estate gate


Timber field gate with mesh


Split rail fencing with mesh


Cleft post and rail fencing


Unobtrusive timber fencing


Simple post and wire fence


Typical cleft chestnut and stock fencing


Estate railings


Timber sleeper retaining wall


Timber footpath steps


Timber stile and post


Typical stile and dog bin

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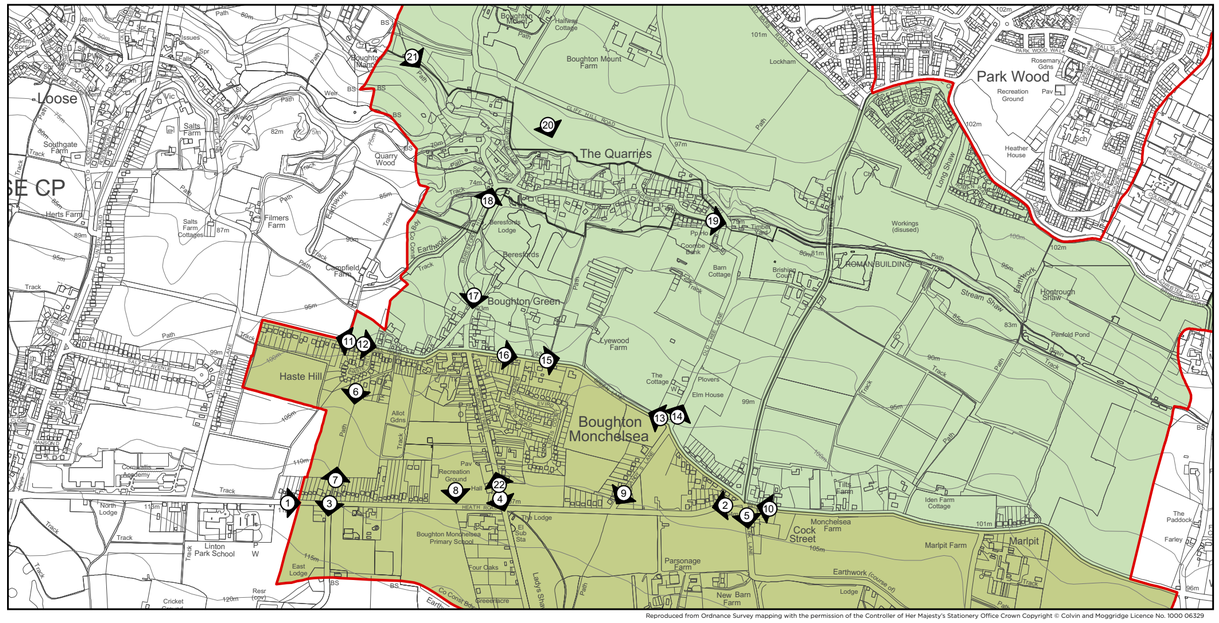
Introduction

A number of key views within the village have been identified on the plan below. These may be views that lend or define the village character, are important to village amenity, enable orientation or provide
important local distinctiveness. Where views are good, effort should be made to conserve them, particularly during consideration of any potential development. Where views are mixed or poor, there is potential to increase local amenity and improve how the village is percieved by making positive, localised changes.

An individual photograph is provided for each of the marked views, together with a description of the nature of the view, its importance to the village and proposals for preservation or enhancement as necessary.

A key finding of the study is that whilst there are many attractive views within the village (often towards woodland or the North Downs), those at key entry points and junctions are frequently over-complicated by signage, fencing and street furniture and dominated by cars.



View 1
Looking east along Heath Road

Description: Early and mid-twentieth century housing on the north side of the road with generous front gardens, strongly contrasting with full woodland cover on the south side.

Importance: Woodland cover prevents this edge of the village from feeling suburban; the complete contrast suggests that the south side of the road is the start of undeveloped countryside and lends quality to the housing. The houses are set well back from the edge of the road and the mix of forms is generally pleasing to the eye, mitigating what might otherwise appear unwelcome ribbon development.

Action: Protect by resisting any development on the south side of Heath Road and ensuring that any new development on the north side is set well back from the road.

View 2
Looking west along Heath Road

Description: A few low-rise mid-twentieth century houses on the north side of the road, contrasting with a strong native hedge line and working Sweet Chestnut coppice on the south side.

Importance: Complete woodland and hedge cover on the south side of the road prevents a suburban feel to Heath Road and defines the boundary of the village with strong natural features.

Action: Protect by resisting any development on the south side of Heath Road and ensuring that any new development on the north side is sympathetic to the scale of the existing buildings.

View 3
South down Loddington Lane

Description: View down narrow lane south off Heath Road with mature woodland to west and strong hedgerows to east; isolated older farm cottages in background.

Importance: Strong natural features demonstrate the complete contrast in character to the linear development on the north side of Heath Road and mark the start of agricultural and woodland land uses. Clearly defines the extent of the developed zone.

Action: Protect by resisting any development on the south side of Heath Road or down Loddington Lane, and by encouraging long-term management of the woodland.

View 4
South down Church Hill and east/west along Heath Road

Description: Traditional stone buildings of the village school in the foreground to the west surrounded by a belt of mature woodland, with strong hedgerows and hedgerow trees extending down Church Hill. To the east are the understated entrance gates to Boughton Monchelsea Place standing amidst dense coppice woodland and again, strong hedgerows extend down Church Lane. Safety barriers and signage around the road crossing detract from the overall attractiveness of the view.

Importance: Key view on leaving the heart of the village via Church St and for drivers along Heath Rd. The dominant elements of the built environment are attractive and traditional/historic in character and act as important positive landmarks at this gateway point to the parish. They appear in harmony with the predominantly wooded landscape beyond them and again, the overall impression is of unspoilt countryside to the south.

Action: Protect by resisting any increase in visibility of mobile homes further down Church Lane, and by encouraging active management of the thin tree belt surrounding the school. Take opportunities to reduce visual intrusion from safety barriers, signage and posts.

View 5
South down Park Lane

Description: Traditional buildings on eastern corner of narrow lane with strong native hedgerows both sides running towards woodland. Short length of fence associated with substation.

Importance: Key view from Brishing Lane at busy junction with Heath Rd. Confirms that Heath Road forms the boundary to the village area at Cock Street (as well as further west) and that land to the south has a separate undeveloped, rural character.

Action: Protect by resisting development along Park Lane.

View 6
South from PROW towards Heath Road

Description: View across open land towards the back of properties lining Heath Road (north side), with mature woodland backdrop.

Importance: Continuous woodland backdrop defines the edge of the village and open space in foreground and to both sides allows orientation and relief from housing areas.

Action: Protect views to woodland and resist development; re-fence with similar open post-and-wire style but widen route for improved accessibility.

View 7
North from PROW towards Haste Hill Rd

Description: View across open land towards the rear of properties lining Haste Hill Road (south side), seen against backdrop of the North Downs.

Importance: Open space in foreground and to both sides allows orientation and relief from housing areas.

Action: Protect views to North Downs and resist development on open land. Encourage long-term land management strategy.

View 8
South across recreation ground

Description: View across village recreation fields and Heath Road towards mature woodland.

Importance: Continuous woodland on south side of Heath Road acts as wooded enclosure to the recreation field, giving unusual and positive character to a large area of public space.

Action: Protect by resisting development on the south side of Heath Road and encourage long-term woodland management.

View 9
South from Gandy's Lane

Description: View towards strong native field hedge along Heath Road (south) with footpath opening leading into working coppice woodland.

Importance: Secondary exit from the village area via Green Lane. Continuous hedge and woodland define edge of village area, and mitigate negative impact of busy road. Presence of strong natural features maintains feeling of unspoilt countryside immediately adjacent to the village.

Action: Protect by resisting development to the south of Heath Road.

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View 10
Cock Street corner

Description: Busy five-point junction off main road with some attractive historic buildings, including The Cock Inn.

Importance: Key gateway point to the village from the east, dominated by The Cock Inn and associated parking which further exacerbates already busy and car-dominated scene. Attractive and historic elements are overwhelmed.

Action: Improve view by screening parking and strengthening soft landscape to give better balance to junction.

View 11
West along Haste Hill Rd

Description: Widely-spaced linear development along south side set back from road and continuous strong native field hedge on north side of road. Ground falls away, allowing views on north side over hedges to orchards, woodland and trees in the middle distance against backdrop of the North Downs ridge.

Importance: Key route within village. Strong hedge and obvious proximity to agricultural land on north side maintain rural character of the road in spite of modern housing opposite and give clear definition to extent of village. View of the Downs gives a connection to the wider landscape.

Action: Protect by ensuring that any new development on the north of Haste Hill Road remains close to the core of the village, at the eastern end. Restrict height of any development in that area to retain views to North Downs.

View 12

East along Haste Hill Rd

Description: View along mixed residential street towards village centre.

Importance: Haste Hill Road is the main entry point into the village from the east and Cornwallis School. Attractive traditional buildings on the north side of the road lend distinctive local character and variety in built form to give a high quality feel, whilst housing on the south side of the road is of typical suburban form, with buildings set well back from the road.

Action: Aim to enhance the view by encouraging installation of one or two large specimen trees on the south side of the road, to soften contrast in character between the two sides of the road and achieve more enclosure on the south side.

View 13
West along Green Lane

Description: Narrow lane with continuous field hedges, corner woodland and nut platt and no apparent settlement.

Importance: Green Lane is a key route between two parish settlement areas. Creates rural separation between development around Cock Street and the main body of the village.

Action: Protect by resisting further development along Green Lane and introducing woodland belts both sides of the lane to retain rural character and ensure anti-coalescence of Cock Street and village settlement areas.

View 14
North down Old Tree Lane off Green Lane

Description: Narrow lane with field hedges, corner woodland and mature trees in distance with no apparent settlement.

Importance: Green Lane is a key route between Cock Street and the main body of the village. Creates rural separation between development around Cock Street and The Quarries.

Action: Retain and frame long view from entry point into Lyewood Farm when the site is developed, to keep sense of separation between settlements.

View 15
North east across Lyewood Farm off Green Lane

Description: View through fencing across pasture fields towards North Downs in background.

Importance: Green Lane is a key route between Cock Street and the main body of the village. Uninterrupted view towards the Downs belies the proximity of the eastern suburbs of Maidstone, lending an open rural feel close to the centre of the village.

Action: Retain long views when land at Lyewood Farm is developed.

View 16
East along Green Lane

Description: Traditional low stone wall and grazing in remnant orchard to the north of Green Lane, with some attractive historic properties and rural lane in background.

Importance: Proximity of green space with traditional character so close to the centre of the village relieves congested feel of Church Street and the area immediately around The Albion PH. Stone wall lends character and continuity to the north side of Green Lane which has been lost opposite and the transition to rural lane in background indicates the end of the developed area of the village.

Action: Preserve open character.

View 17
South towards Village Green

Description: Village Green with some mature trees, surrounded by attractive low-rise vernacular buildings.

Importance: Key entry point to the village from Beresfords Hill and The Quarries. The Green is seen in full from this approach and represents the centre of the old village. Car parking around The Green and unattractive buildings, fencing and furniture on The Green itself detract from the clarity and quality of the view.

Action: Aim to enhance by reducing car parking and unsightly intrusions on The Green itself.

View 18
At the foot of Beresfords Hill

Description: Attractive stone walls and quarry cottages, enclosed by woodland and steep topography.

Importance: Key gateway point for The Quarries and The Maltings Conservation Area with clear historic relevance. Bus stop and temporary safety fencing detract from the clarity of the overall view, whilst poor condition of stone walling reduces the quality.

Action: Enhance by repairing walls and removing temporary fencing.

View 19
Towards timber yard from The Quarries

Description: Derelict sawmill/timber yard and buildings located at the eastern end of The Quarries, surrounded by woodland and scrub/regeneration.

Importance: Key location opposite end of the main route through The Quarries and defines extent of developed area. Poor condition of the buildings reduces the attractiveness of the view, although it retains some Romantic character. Mixed fencing and urban street furniture detract from visual coherence.

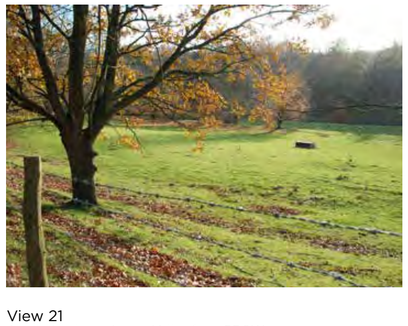
Action: Protect by ensuring any proposals to restore or develop existing buildings are sensitive and retain quiet rural character. Improve appearance by regularizing or removing surplus fencing and using more sympathetic street furniture.

View 20
South from Walk Meadow

Description: Glimpsed view between trees towards Lyewood Farm (note: reposition arrow on map)

Importance: Proposed development of Lyewood Farm for housing could impact on secluded character of recreation space at Walk Meadow.

Action: Block view by tree planting or encouraging natural regeneration.



View 21
Across the lower Loose Valley from PROW

Description: View across steeply sloping grazing land towards stream, lakes and woodland.

Importance: Extremely attractive view from PROW towards popular recreation area for dog walkers and runners. One of the few PROW within the village to have views out.

Action: Protect by resisting development that would negatively impact on the valley landscape.

View 22
North up Church Street from Heath Road

Caption: North up Church Street from Heath Road
Description: View towards the centre of the village along the main street.

Importance: Principal gateway point into the village from the main road and therefore key in determining perception of the village to passers-by. An attractive view of recreation grounds, playground and Village Hall with mature roadside trees on west side of the road and continuous dense native hedge on the east side creates a high quality, green and spacious approach to the village. This could change with the development of the eastern Church St/Heath Road corner for 41no. houses resulting in a more open and suburban character on this side.

View along Church St. is incoherent, comprising very diverse housing styles and individual front garden treatments, and is reduced in quality by dense car parking and unattractive street furniture.

Action: Protect the view at the junction by requiring the Church St hedgerow to be retained in its entirety with the exception of a small pedestrian access gap, and require the installation of large canopy native trees along the side of Church Street and down Heath Road.

Further along Church St, aim to improve the view by reducing the dominance of parking and introducing greater coherence, perhaps through surface treatment.

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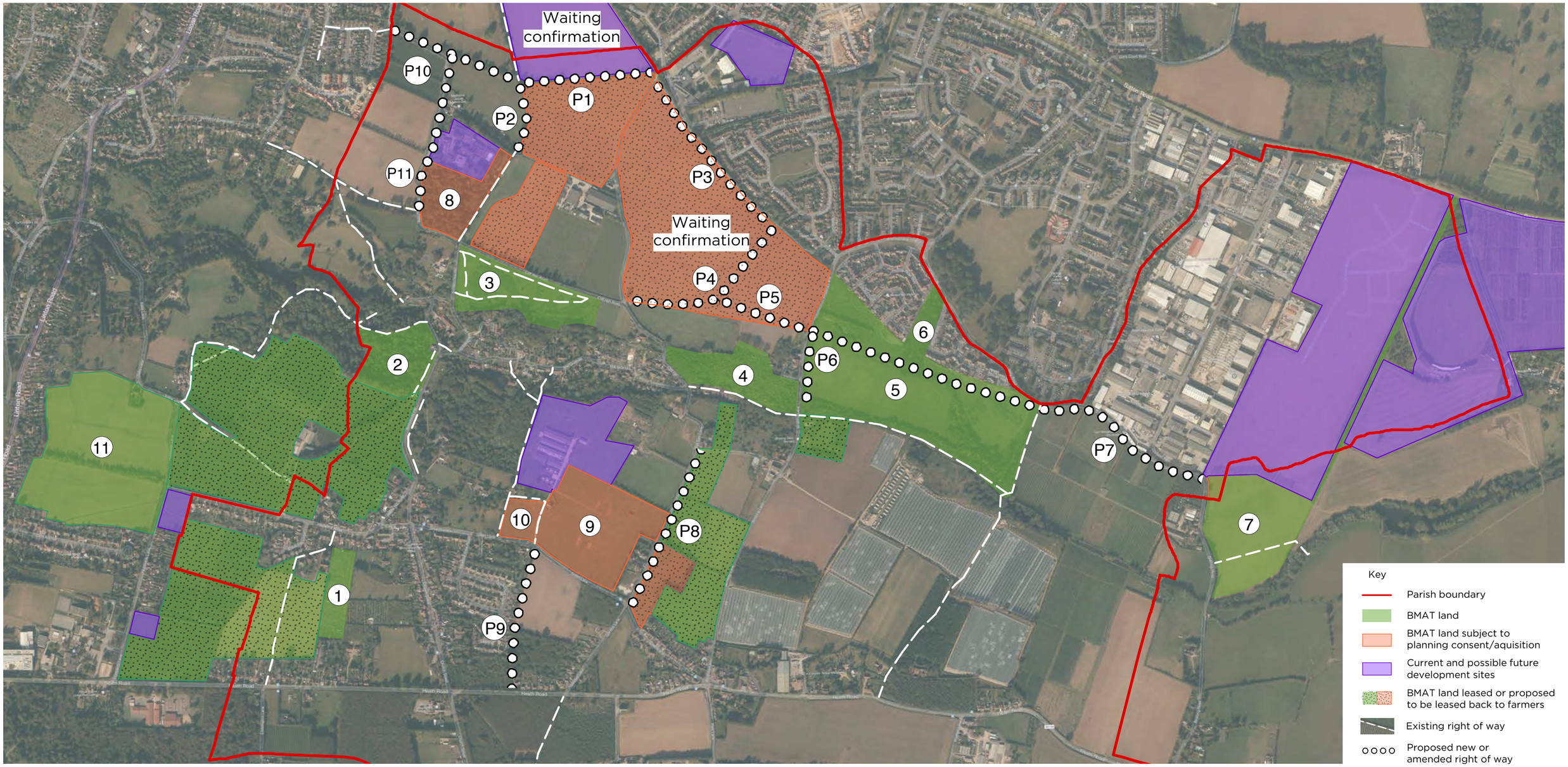
Introduction

The figure below illustrates two related features of the village; land that is held in trust by BMAT (Boughton Monchelsea Amenity Trust) to provide amenity benefit to the whole parish and the existing network of public and permitted rights of way around Boughton village.

The BMAT-owned land is currently used in three ways. First, much BMAT land is leased back to farmers and its value to the parish is principally in restricting the spread of development and preventing Boughton village from merging with the southeast Maidstone urban area. Second, some BMAT land provides amenity by protecting woodland or orchards, and so preserving distinctive local character and third, some BMAT land is used to provide community recreation.

The plan below illustrates these distinctions in land use, and makes proposals for land that is likely to come into BMAT ownership but which does not yet have an assigned purpose.

The existing network of public and permissive rights of way has been overlaid upon this base, to demonstrate where BMAT land might be used to improve walking and cycling routes around the village. In a number of places, the same aspiration has also prompted proposals to adapt existing public footpaths to incorporate cycle routes, subject to County Council approval.



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Existing BMAT amenities

1. Existing allotments
2. Ancient woodland with existing access for recreation
3. Existing informal recreation at Walk Meadow
4. Existing woodland on quarry banks; no access for recreation but adjacent to PROW
5. Existing open recreation space with perimeter tree planting and woodland areas
6. Ancient woodland with existing access for recreation
7. Country park/nature conservation area and screen planting
   - construction to follow completion of Langley park development
   - pedestrian access from adjacent housing and PROW
   - available for use by new primary school at Langley Park
   - informal woodland play

Potential new BMAT amenities

8. Existing woodland garden
   - to be managed for visual amenity and ecological value
9. Possible site for community land
   - links to Primary School; proposed footpath connection
   - retain and frame long view to North Downs from entry point into Lyewood Farm
   - reinforce rural character of Green Lane with woodland belt to encourage separation between settlements
   - incorporate community tree nursery if possible
10. Proposed nut platt to reinforce pattern of corner woodlands, give interest to encircling PROW, create gateway point to centre of village and frame views going east
11. Proposed area for large-scale woodland and scrub establishment, to support carbon neutral goals and increase biodiversity

Right of way: aspirations for change

- P1 Adapt existing footpath KM98 to incorporate cycleway
- P2 Adapt existing footpath KM99 to incorporate cycleway
- P3 New length of footpath and cycleway parallel with Pested Bars Road, to connect KM98 with enclosing fence and surfaced track
- P4 Adapt existing footpath KM100 to incorporate cycleway and add surfaced track and enclosing fence to north side
- P5 New footpath connection from KM100 to Brishing Lane, enabling access to BMAT recreation land and housing at Thomas Rider Way and Roman Way
- P6 New footpath connection between footpath KM110 on land to south of Roman Way and proposed new link P5
- P7 New cycleways through land south of Brishing Road and Roman Way, to connect with P5
- P8 New footpath within fields alongside Old Tree Lane to enable a circular route through The Quarries/Quarry Wood
- P9 New footpath connection between Green Lane and Heath Road to encourage walk to school from proposed housing at Lyewood Farm and safer, more convenient access between the school and possible community land site
- P10 New cycleway link alongside Boughton Lane, to connect to KM98
- P11 Acknowledge existing use by creation of new permitted footpath alongside Boughton Lane to connect KM98 with KM55 in the south

Existing BMAT recreation space at Roman Way

Existing footpath on BMAT land at Beresford's Hill

Site for potential nut platt

Site for potential community land

Widen and re-fence to improve existing footpath

Potential to incorporate cycleway to existing footpath

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