

Proposed Tennis Courts, Parking, Allotments and Garden,
Church Landway, Bearsted, Maidstone, Kent
Baseline Landscape and Visual Impact Assessment

DRAFT

April 2022



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Front cover: Mote Hall and Holy Cross Church from the site

Back cover: Church Landway

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1 Introduction

1.1 Background



Figure 1 Site Location (Source: Bearsted Parish Council)

This Landscape and Visual Impact Assessment (LVIA) has been prepared by Louise Hooper Landscape Architect to support a planning application for two new tennis courts, parking and the relocation of existing allotments at Church Landway, Bearsted.

It has been prepared to inform the planning and design process, working with the client, Bearsted Parish Council and their design team. The early identification of any potential landscape or visual impacts on the site or its context allows appropriate mitigation measures to be integrated into the site planning and design stages.

Analysis of not just the site, but its wider landscape and

topographical setting on the edge of Bearsden village and close to the Kent Downs Area of Outstanding Natural Beauty, provides an understanding of the essential character of the area.

By looking at the history of the site and its surroundings, features such as listed buildings, historic routeways and industrial heritage can be identified and their setting protected. The Bearsted Woodland Trust manages the land to the east and south of the site as a community open space.

An LVIA identifies any potential landscape or visual impacts of a proposed development. By fully understanding the site and its landscape context, we can explore the opportunities to embed the proposed development into the local landscape character.



Figure 2 Site Context (Source: Googleearth Pro)

1.2 The Site

The site comprises an existing car park, an area of allotments and a small rectangular paddock with a block of woodland. It lies on the south-eastern fringe of Bearsted, some 4 kilometres to the east of central Maidstone.

To the north and west lies Bearsted village, to the southwest is the Bearsted and Thurnham Lawn Tennis Club, to the south and east lies open space managed by the Bearsted Woodland Trust and to the north is Mote Hall, a Grade II listed house with a large garden, tennis court and a cluster of barns and outbuildings, and Holy Cross Church, a Grade I listed building.

1 Introduction

1.3 Methodology

Appendix 1 sets out the methodology and terminology used for establishing a Landscape Baseline, against which a systematic assessment of the potential estimated effects of the proposed development can be measured. This follows the guidance for Landscape and Visual Impact Assessment set out in GLVIA 3rd edition 2013. Only Chartered Landscape Architects and chartered members of the Institute of Environmental Management and Assessment are permitted to carry out this work.

The assessment begins with a desk study to consider the context, topography, landcover and planning policies in place at national, district and local levels. There follows a field survey to establish views of importance and a zone of visual influence. The field survey was undertaken in July and August 2021. Data from this exercise is then assessed using the GLVIA guidance.

There is an appreciation of the proposed scheme to be assessed and a visual and landscape impact assessment is made of these proposals, followed by mitigation recommendations. These recommendations are then incorporated into the developing design prior to planning application. It is therefore, an iterative process.

The landscape assessment is considered in terms of potential effects on the character of the landscape and on the existing Landscape Fabric; this includes

natural assets such as soil, water and vegetation. Today these assets are referred to as Natural Capital, which are understood to deliver a series of ecosystem services which benefit mankind. The broad categories of ecosystem services include provisioning, regulating and supporting. Provisioning services include water, foods, timber and fuels; regulating services include pollination, decomposition, water and air purification, flood control, carbon storage and climate regulation; supporting services include photosynthesis, nutrient cycling and soil creation.

The visual assessment considers views, visibility and visual receptors - the people who will see those views such as local residents, close neighbours, walkers and cyclists.

The criteria for judgements on sensitivity of landscape fabric, landscape character and visual receptors are divided into high, medium and low impacts. How these judgements are made is set out in Appendix 1. It should be noted that impacts can be positive, neutral or adverse; there are also direct and indirect effects.

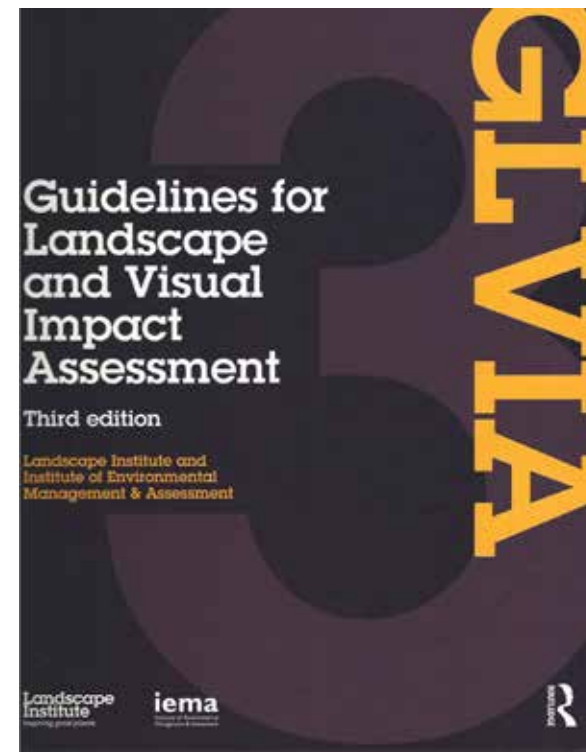


Figure 3 Guidelines for Landscape and Visual Impact Assessment Third edition (2013)

2 Landscape Character

2.1 National Level

Natural England has defined Natural Areas at a national scale across England. The site lies within National Character Area (NCA) 120 Wealden Greensand.

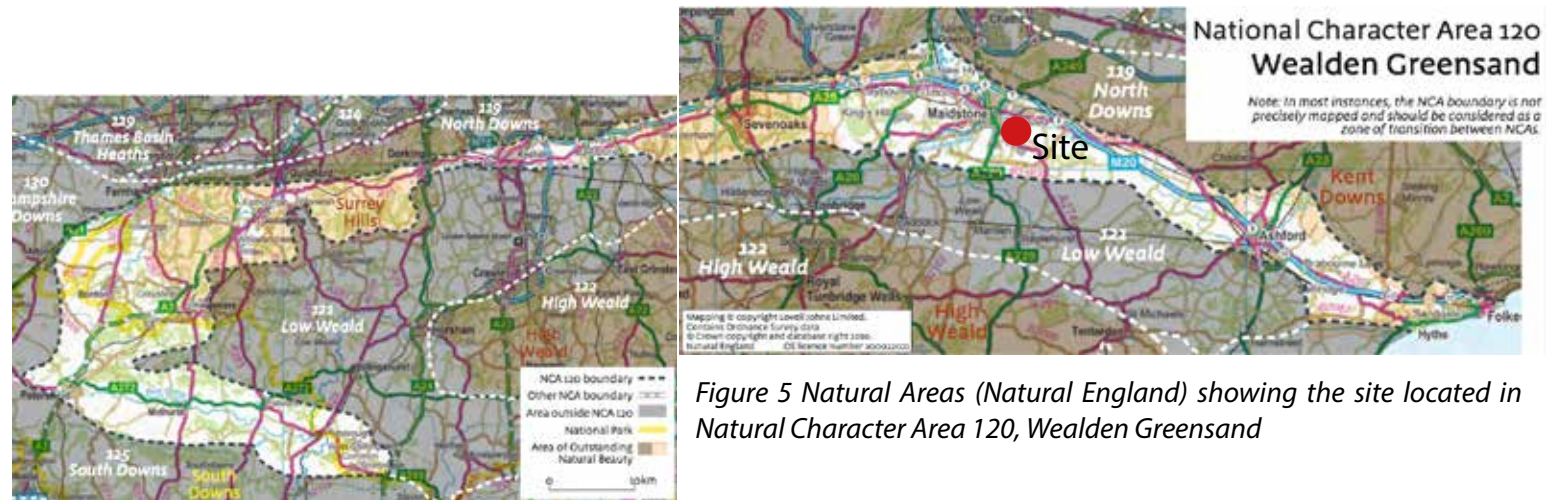


Figure 5 Natural Areas (Natural England) showing the site located in Natural Character Area 120, Wealden Greensand

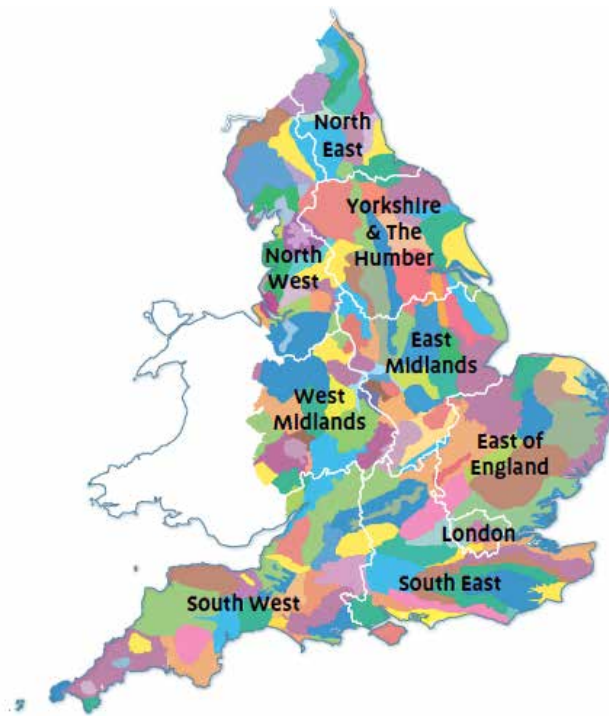


Figure 4 Natural Areas in England (London and the South East Region, English Nature 1999)

Bearsted Parish Council Landscape & Visual Impact Assessment April 2022

NCA 120 Wealden Greensand includes the long, curved belt which runs across Kent, parallel to the North Downs, and on into Surrey before curving back eastwards parallel to the South Downs in West Sussex. Around a quarter of the NCA comprises large belts of woodland, both ancient mixed woods and more recent conifer plantations. 51% of the NCA is covered by the South Downs National Park, the Kent Downs Area of Outstanding Natural Beauty (AONB) and the Surrey Hills AONB.

The area has outstanding landscape, geological, historical and biodiversity features, far-reaching views and strong links between the vernacular architecture, industry and local geology.

The site lies between NCA 119, North Downs to the north, and NCA 121, Low Weald to the south.

2.2 County Level

The site lies within the Maidstone Greensand Fruit Belt, as identified in the 2004 Kent Landscape Character Assessment. This assessment has now been superseded by the District Assessment.

2 Landscape Character

2.3 District Level

The Maidstone Landscape Character Assessment was undertaken by Jacobs, completed in March 2012 and amended in July 2013. The site is adjacent to Landscape Character Area (LCA) 30-1, the Len Valley which forms the western part of LCA 30, Langley Heath Undulating Farmlands.

Langley Heath Undulating Farmland

Langley Heath Undulating Farmlands is characterised by loamy soils over limestone across an undulating landform with a small scale field pattern that used to enclose orchards and soft fruit. The northern boundary of the character area is where loamy soils over chalk gives way to loamy soils over sandstone.

The key characteristics include small scale field patterns, grazed pasture, species rich hedgerows, small mixed woodland blocks, the River Len situated in a shallow valley, numerous vernacular style buildings using local materials, and pockets of recent high density development.

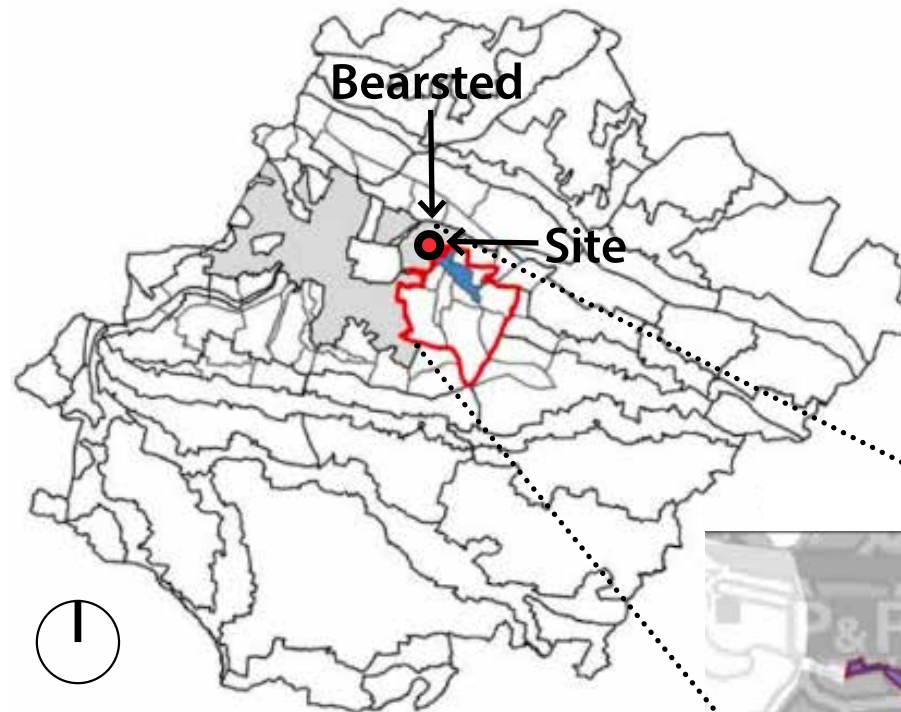


Figure 6 Landscape Character Area adjacent to the site
Source: Maidstone Landscape Character Assessment 2012

Detailed Landscape Character Areas	
	30-1. Len Valley
	30-2. Otham Open Land
	30-3. Gore Court Farm
	30-4. Stoneacre Spring
	30-5. Caring Fruit Slopes
	30-6. Milgate Park
	30-7. Upper Len
	30-8. Langley Fruit Plateau
	30-9. Leeds Ladder Fields

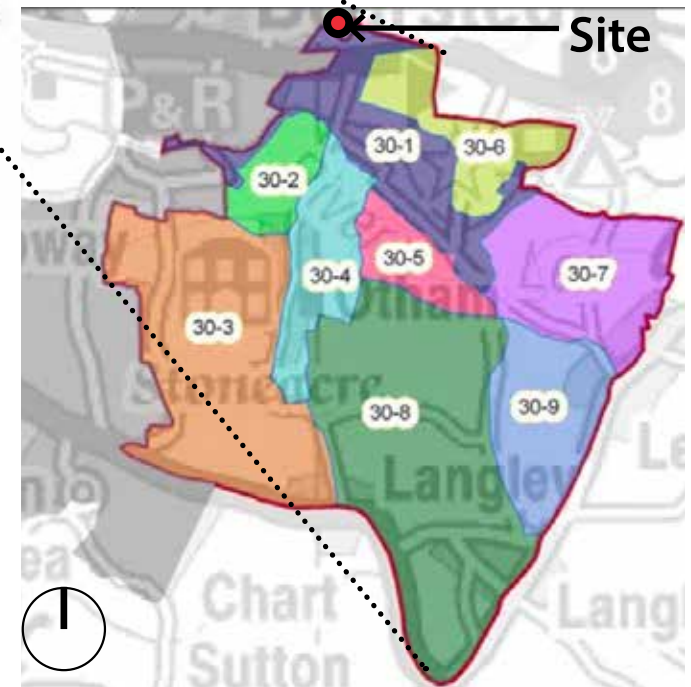


Figure 7 Langley Heath Undulating Farmlands
Source: Maidstone Landscape Character Assessment 2012

2 Landscape Character

2.3 District Level

The Len Valley

The River Len had historic mills and a network of pools, with settlements at river crossing points. The boundaries of this detailed landscape character area follow field edges. Local features include remnant orchards, narrow stretches of valley sides. There is seasonal variation provided by the trees and water vegetation.

The underlying geology is Lower Greensand Hythe Beds with a strip of Wealden clay underlying the path of the river Len, bordered by Lower Greensand Atherfield Clay. The soils are mostly loam over limestone with pockets of loam over sandstone in the northern area close to the site.

Views out in this area are limited by intervening vegetation and landform, with some longer range views.

The A20 and suburban gardens near Bearsted are urban features on the western side of the area, but vernacular buildings soften this edge.

The recommendations for this are to conserve and restore the landscape as an important part of the setting for Maidstone.

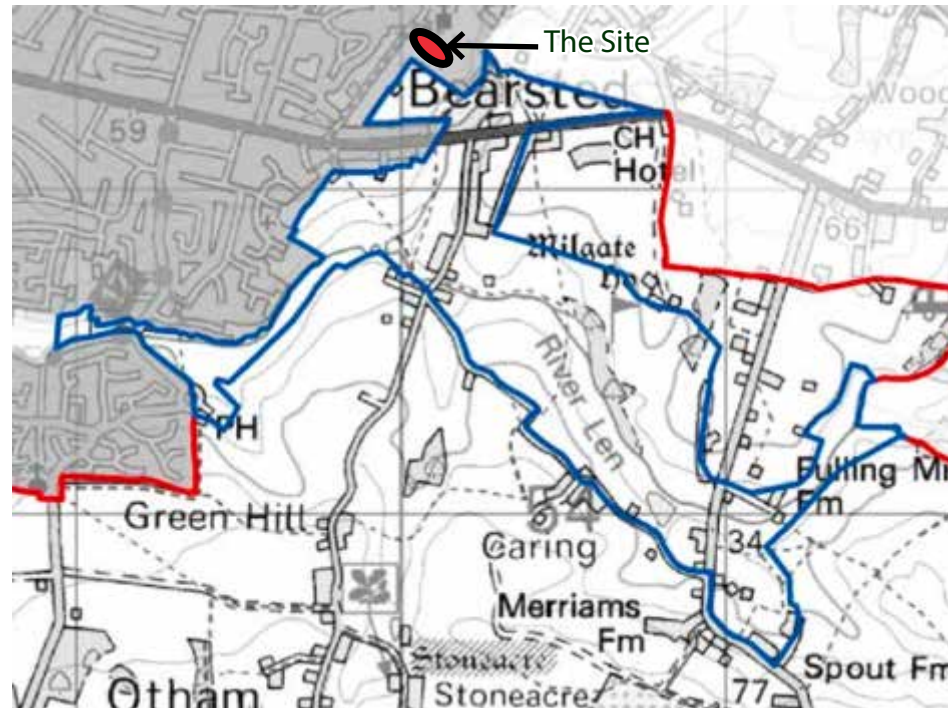


Figure 8 Len Valley detailed landscape character area

Source: Maidstone Landscape Character Assessment 2012

2 Landscape Character

2.4 Bearsted Woodland Trust

The Bearsted Woodland Trust (BWT) sites lies within the northern section of the Len Valley detailed landscape character area. The land here, and above it around the church, drains towards the Lilk valley, and the Lilk stream flows into the Len to the south.

BWT was created in 2004 following tree felling in what is now the Sanctuary / Roller Bench Wood (23 on map). It has since become a vibrant, well-used and much loved community park. This area has been bolstered by some new planting, but the main area of new woodland is called the 'Peoples Wood' (14 on map), which extends to the Lilk valley to the south east of grounds to Mote Hall.

The western area had been a large orchard, and a few old fruit trees remain in gardens, and little more than a barely living trunk near the roller bench. However, a small new community orchard has been planted with apples plums and cherries to recall this history (19 on map).

The Lilk Valley divides the BWT land, with Moore Meadow occupying land that had formerly been a riding school. This is open grassy parkland with some scattered parkland trees, one estimated to be about 700 years old, called Pauline's Tree.

A notable feature of the space is the huge number of memorial trees - some new, some old, representing significant local community involvement with the space.

There are entrances from the Landway Bridle path, Sutton Street to the north, and off Ashford Road close

to the entrance to Tudor Park.

Majors Lake in the Lilk valley is visible from the foot bridge and footpaths but is not part of the BWT-owned land. Upstream there is a small floodplain and alder carr, down stream is dammed by an embankment carrying the A21 Ashford Road where there is a sluice/overflow and conduit through it.



Figure 9 Bearsted Woodland Trust Land

2 Landscape Character

2.4 Bearsted Woodland Trust



Figure 10 Memorials : The woodland is living memorial to a huge number of people



Gate from the Glebe to the BWT

Willson Avenue - of cherry trees

Path towards the Len valley

Figure 11 Paths in the BWT

2 Landscape Character (continued)

2.4 Bearsted Woodland Trust



Figure 12 Places in the BWT

2 Landscape Character (continued)

2.4 Bearsted Woodland Trust



Main Entrance



Part of the trim-trail



Bridge over the Len to Moore Meadow



Figure 13 Places in the BWT



Moore Meadow

2 Landscape Character (continued)

2.5 Church Landway

A succession of social and sports amenities line the north western side of the Church Landway, with the vista closed by the church tower to the north. All are separated from the path by chain link fencing about 2.4 metres high. Formerly this was an area of orchard/plantation; the path is a public bridleway.

The southern end of the path retains a semi-rural quality in the Scouts and Guides areas, as these are predominantly grassed with large trees. A line of houses fronts the Ashford Road with gardens backing onto the BWT space. The garden closest to the path has old well-managed apple trees that may have dated from the orchard days.

The tennis courts are set about half a metre higher than the path, which accentuates the chain link enclosure. Court lighting is prominent against the sky.

There is a well-maintained mixed native species hedge along the boundary with the BWT space. This changes to a well-maintained beech hedge around the proposed allotment site.

The existing allotment site is also slightly elevated from the path and is set back by a few metres, surrounded by a mesh fence with barbed wire above. Opposite, there is a 1.8m high ship-lap fence extending from the barn buildings at Mote Hall. This area has a more suburban character.

The carpark at the head of the path has a golden gravel finish, and is the termination of Church Lane. This level, open, triangular space is bounded to the east

by the Mote Hall cluster of buildings, and a utilitarian fence to the north, marking the edge of the Holy Cross Conservation Area.

This linear landscape forms a corridor between the suburban character to the north west, and open views over the BWT green space to the south east. It is notable for the extent of high fencing to the north west, but also for views to the fine tower of Holy Cross Church on the hill.



The Scouts Head Quarters



The Girl Guides Area, looking south-west



The southern end of Church Landway looking north-east



The Bowling Green



The Tennis Club with view towards the church

Figure 14 Church Landway

2 Landscape Character (continued)

2.5 Church Landway



Figure 15 Church Landway Character Area



Figure 16 Allotments

3 Landscape Baseline

3.1 Site Context



Figure 17 Bearsted in the context of Maidstone & the North Downs

Aerial image: Google Earth Note: scale bar is indicative

3 Landscape Baseline

3.1 Site Context

Bearsted is a village on the eastern edge of Maidstone located on the Greensand Ridge. The vicinity has been subject to significant suburban development over the last 50 years, consequently surviving assets from the past are greatly valued.

There are 59 listed buildings in Bearsted, the majority are located around Bearsted Green, but there are six listed structures in the Holy Cross conservation area - Holy Cross Church, which dates from the 13th century, three tombs, and the War Memorial in the graveyard, plus Mote House adjacent to the church.

The North Downs provide the backdrop to this ancient rural community, which retains a large village green located about 100 metres to the north of the church.

Views from White Horse Country Park, accessed from the A249, provide a panorama over Maidstone and the surrounding countryside. In this context, Bearstead, which is about 3km away is hard to make out.

The Pilgrims Way runs mid-way along the escarpment to the North Downs, but hedges and hollows obscure most views over the landscape; however, in gaps and over open fields the tower of Holy Cross Church can be made out. View B is taken from the Way near Cobham Manor where it is 2.4km for the church.

It is highly unlikely that even lights from the additional tennis courts would make any impact to these elevated views in the context of the surrounding development.

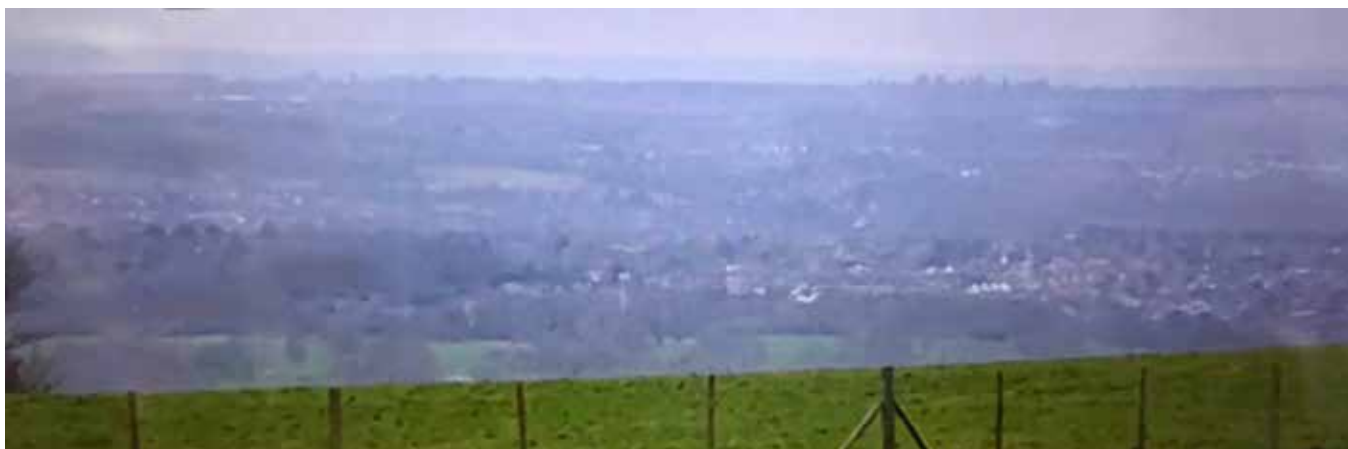


Figure 18 View A from White Horse Country Park, 3.1km away

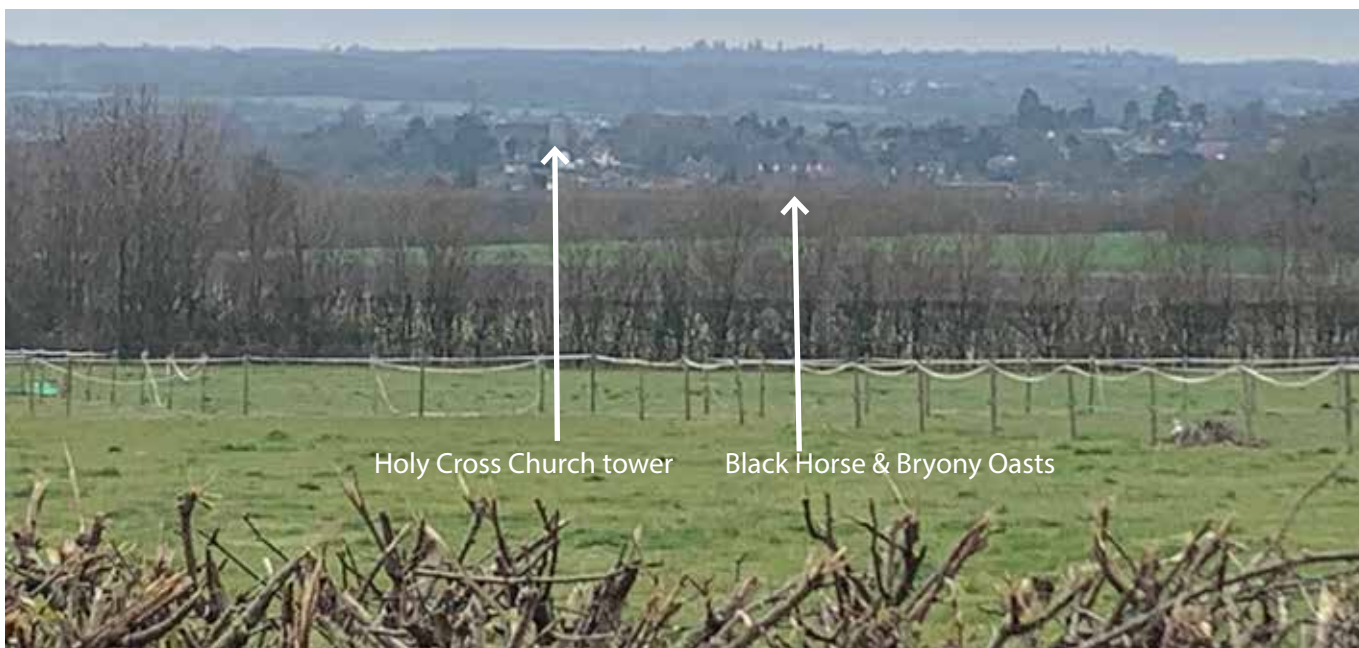


Figure 19 View B from near Cobham Manor 2.4 km away

3 Landscape Baseline

3.2 Local Context



Figure 20 Context: The sites in relation to Conservation Areas, Bearsted Woodland Trust & Public Amenities

3 Landscape Baseline

3.2 Local Context

The two sites under consideration relating to the tennis club extension lie immediately outside the Bearsted Holy Cross Conservation Area (HCCA) and Bearsted Woodland Trust (BWT) land shown in figure 11. A hill separates these sites from the Bearsted Green Conservation Area, which lies less than 50 metres north of the HCCA.

The HCCA and BWT areas are also a nexus for community activity, with conveniently arranged sporting and social facilities to the west of Church Standing Bridle Path. The BWT land is bisected by the Len Valley, extending to the east over the stream to Moore Meadow located on higher ground adjacent to the A26 to the south and Gore Cottage to the north, from where the Church tower can be seen peeping above the valley trees.

Most of the green space around the sites in question fall within the urban boundary, and so lie just outside of the MDC Landscape Character Assessment (see appendix), with the exception of the ponds in the Len Valley. Prior to the loss of farming this would have been part of the 'Langley Heath Undulating Farmlands' - characterised by small scale fields supporting soft fruit and orchards, small mixed woodlands and grazed pasture. This is the important setting for Bearsted, today the BWT land has a series of character areas within it.



Figure 21 The essence of a Kentish village local vernacular buildings in the Bearsted Green Conservation Area

3 Landscape Baseline

3.2 Local Context



Figure 22 Bearsted Green



Figure 23 Len Valley Ponds from the A26 (left) & the BTW park (right)

3 Landscape Baseline

3.3 Site Character



Figure 24 Site Context

Aerial image: Google Earth Note: scale bar is indicative

3 Landscape Baseline

3.3 Site Character

The existing allotment gardens are located at the northern end of a strip of public amenities located on the north west side of Church Landway Bridlepath. They occupy about 3150m², and have direct access with the car park. Part of this land is proposed for the for the tennis club extension, and part for the enlargement of the car park.

An alternative site for the allotments has been acquired adjacent to the current site on the south eastern side of the bridle path. This is a rectangle of land, approximately 6075m², formerly appending to Mote Hall, and abutting the Bearsted Woodland Trust green space on two sides. Access is via a gate onto the Bridle path, 90m from the car park.

A series of footpaths converge on the church and are historic alignments, shown on the 1908 Ordnance Survey map as either footpaths, tracks into the orchards or field boundaries. As such they offer 'time depth' to this modified landscape and have a deeper cultural importance, in addition to being well used today.

Some paths have become rather menacing, hemmed in by 1.8m high garden fences, including the link between the Church and Manor Rise, and the footpath to The Street. The Church Landway Bridle path is shown as an access track to the orchards that formerly covered this whole area on the 1908 OS map, and the diagonal path, celebrated with a new avenue on the BWT land, linking the A21 to the north west of the River Len formerly passed direct to the church across land now appending Mote House.



Between Church & Manor Rise



Between Church Lane & The Street



Between Church & A20 above the Len valley



Between Church & Len Valley



Church Landway Bridlepath



Church Lane



Access to the church door



Footpath through the churchyard

Figure 25 Footpaths

3 Landscape Baseline

3.3 Site Character



Figure 26 Church

3 Landscape Baseline

3.3 Site Character

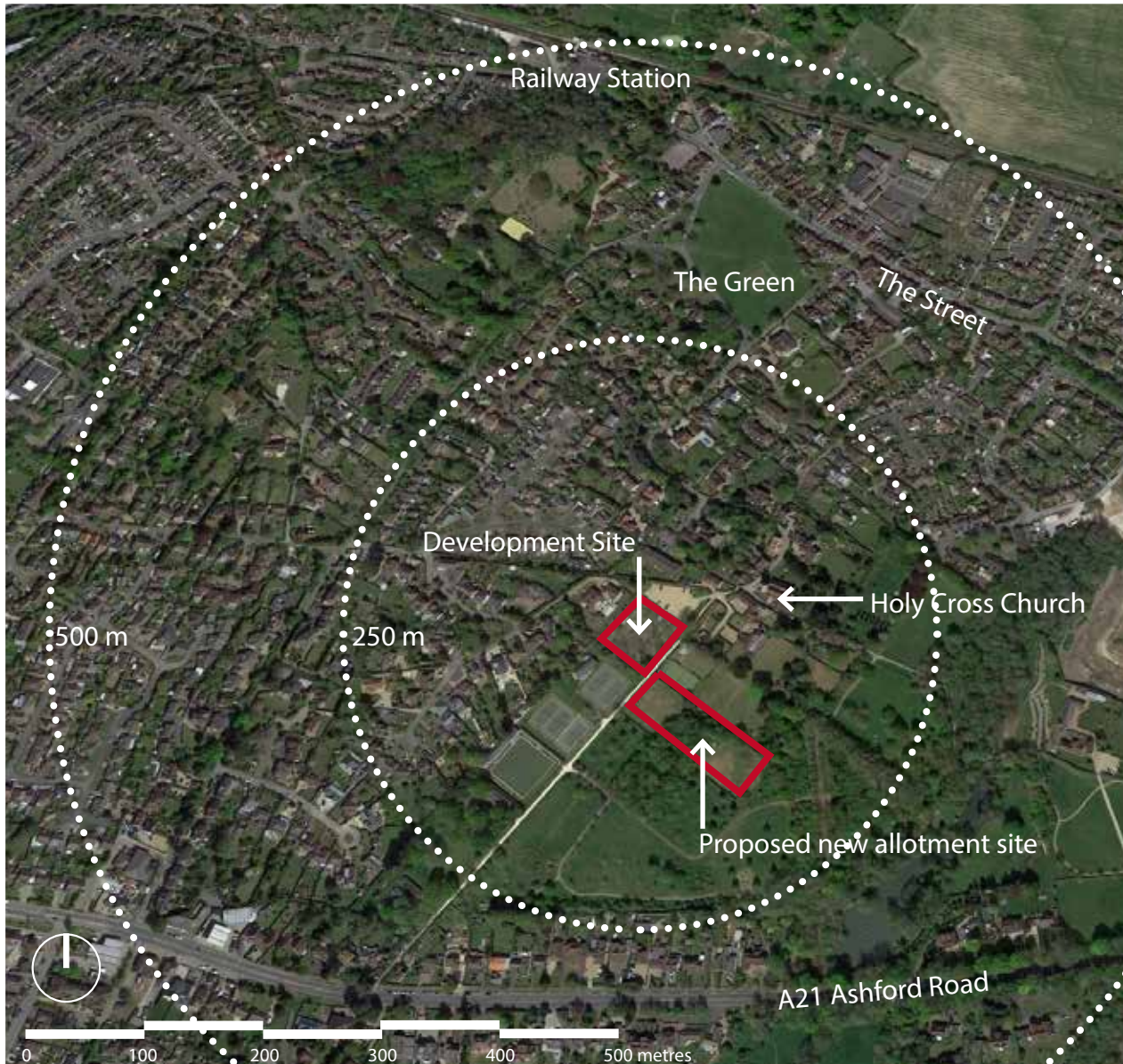


Figure 27 Proposed site in relation to Bearsted

source image: Google Earth

3 Landscape Baseline

3.3 Site Character



Figure 28 The existing allotments view from east to west



Figure 29 The proposed allotment site viewed from the bridle path



Figure 30 The tennis courts are higher than the adjacent bridge path



Figure 31 The courts are illuminated in the evening- Church Landway Park

3 Landscape Baseline

3.4 History: maps and photographs



Figure 32 : The Site in 1940

Aerial image: Google Earth



Figure 33: The Site in 1960



Figure 34 View across Bearsted Green towards the Church, early 1900s

source: Francis Frith Collection

Bearsted Parish Council Landscape & Visual Impact Assessment April 2022



Figure 35 Remnant fruit trees by to roller bench & in a garden opposite the Scout HQ

3 Landscape Baseline

3.4 History: maps and photographs



Figure 36: The Site in 1990

Aerial image: Google Earth



Figure 37: The Site in 2006

Aerial image: Google Earth

Over the last 60 years there has been enormous change at Bearsted. A photograph from the early 1900s of a view over the green towards the Church on the hill, is the epitome a rural idyll. The aerial photograph from 1940 suggests little had altered - with a significant orchard to the south of the church and to the valley. Most of this landscape was still present in 1960, with hints of change - Manor Rise to the west had just been converted into a suburban street. By 1990 the community strip with allotments was in place

3 Landscape Baseline

3.5 Close Neighbours



Figure 38 Close neighbours to the development site
Bearsted Parish Council Landscape & Visual Impact Assessment April 2022
28

3 Landscape Baseline

3.5 Close Neighbours

Five properties are close to the current allotments, of these properties 1 - 3 have potential upper floor views, property 4 has potential views from both floors, and the three properties at 5 are blind to the car park.

A key issue will be the use of lighting over the proposed tennis courts during the evenings; this is already a feature of existing facilities, and the lighting at the proposed courts would have greatest potential to affect properties at 8-9 Manor Rise.

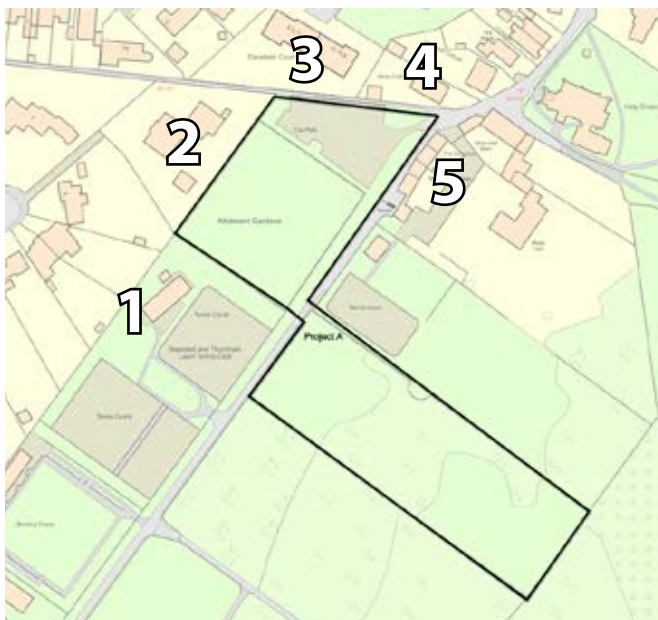


Figure 39 Close neighbours to the development site

Ref No	Location	Distance	Potential view	View Type
1.	10 Manor Rise	50m	Upper Floors	Direct Line
2.	8-9 Manor Rise	20m	Upper Floors	Direct Line
3.	4-10 Danefield Court	30m	Upper Floors	Direct Line
4.	Mote Croft	45m	All Floors	Direct Line
5.	Mote Cottage ++	15m	Blind Elevation	Nil

Table 1 Close neighbours to the development site

3 Landscape Baseline

3.6 Landscape Fabric: Church Landway Allotments

KEY

Features Within the site:

- 1. Sheds
- 2. Mesh fence + 3 strands barbed wire
- 3. Entrance Gate
- 4. Sheds
- 5. Allotment Plots

Features adjacent to the site:

- A +/-2.4m high brick wall
- B Loose thorn hedge
- C Oak Tree
- D Thicket of Blackthorns
- E 1.8m high Close boarded fence to Mote Hall Barn
- F 1.8m high beech hedge to potential allotments site
- G Oak Tree
- H High evergreen Leylandii hedge
- I Small tree
- J Pollarded Tree
- K Small tree
- L Small tree
- M Small tree

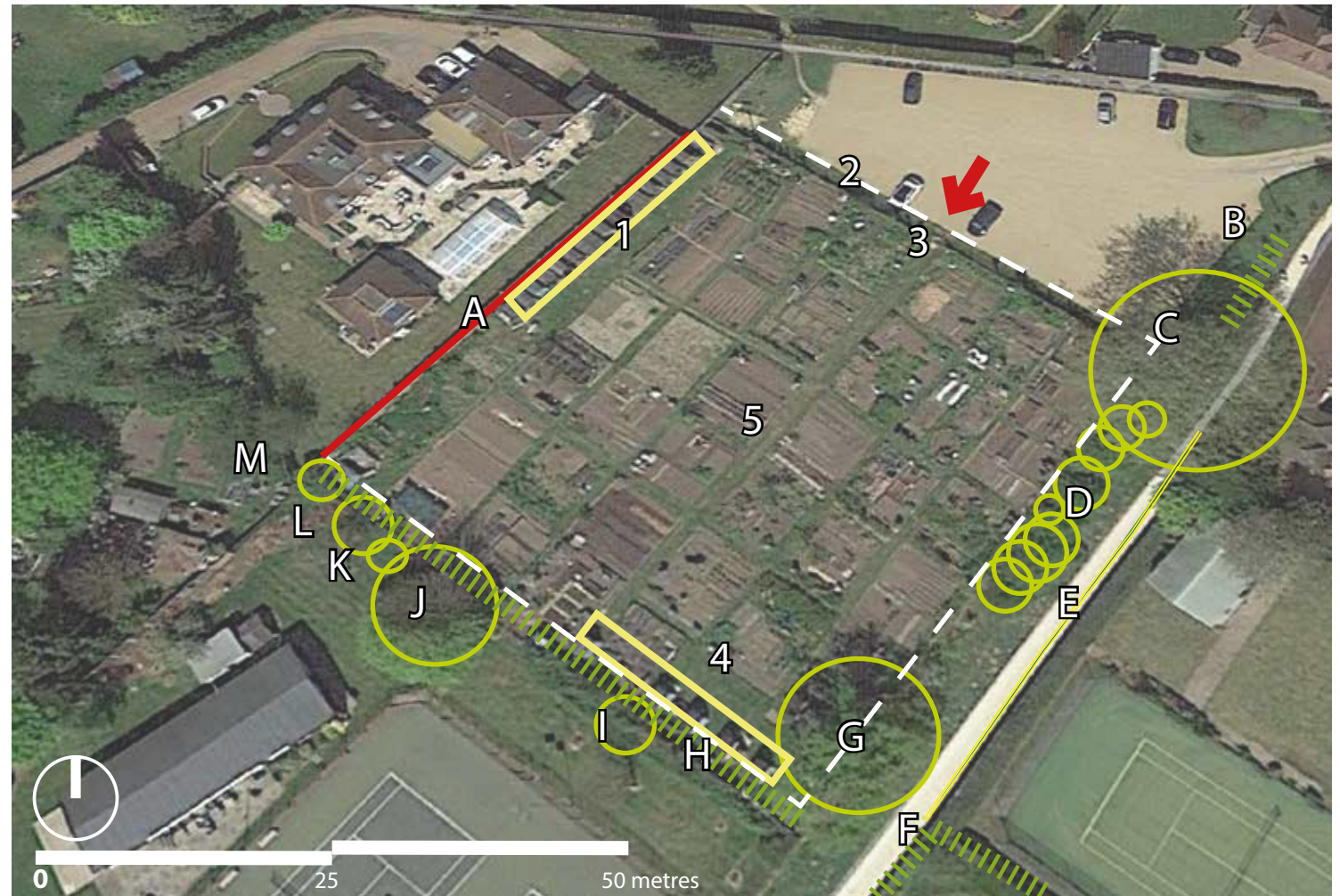


Figure 40 Existing Allotments site - Landscape Fabric

Aerial image: Google Earth Note: scale bar is indicative

3 Landscape Baseline

3.6 Landscape Fabric: Church Landway Allotments

The Church Landway Allotments came into being about forty years ago, on land that had been an orchard. There are currently 27 plots on site. There is direct access from the church car park via locked gates.

The allotments are approximately 3150m², surrounded by a 1.8m high mesh fence with three strands of barbed wire on post angles above this on the outer edges. A high evergreen hedge has been planted on the tennis club side of the southern boundary, and a +/- 2.4 metre brick wall built on the western side separating the site from properties built in the last decade off Manor Rise.

The threat to the site is highly contentious, and a 'Save the Bearsted Allotments' action group has been formed (<https://www.savebearstedallotments.com>). Some plot holders have been working the land for over a decade.

Two large oak trees mark the southern and northeastern corners of the site, the former shows signs of root disturbance in the crown. The fence is set back from the bridleway by about 5.5m and is around 0.5m higher than the path, had rough grass and a spinney of blackthorn bushes that softens the fence. On the opposite side of the path there is a suburban 1.8m a close board fence to Mote Hall Barn, becoming a 1.8m high beech hedge surrounding the proposed re-sited allotments.



Figure 41 Selected features

3 Landscape Baseline

3.6 Landscape Fabric: land south of Mote Hall

KEY

Features within the site:

1. Mature Ash tree
2. Double Gate
3. 1.8m high beech hedge
4. 1.8m high privet hedge
5. Mature Birch tree
6. Gate access to Mote Hall
7. Tree
8. Group of Oak trees
9. Tree
10. Oak tree
11. 1.8m high beech hedge
12. Regenerating woodland - contiguous with 'Sanctuary' / 'Roller Bench' wood. Contains birch, goat willow, hazel, thorns, yew & bramble

Features adjacent to the site:

- A Wellingtonia Grove
- B Atlantic Cedar Grove
- C Church Landway Bridle Path
- D Grounds to Mote Hall

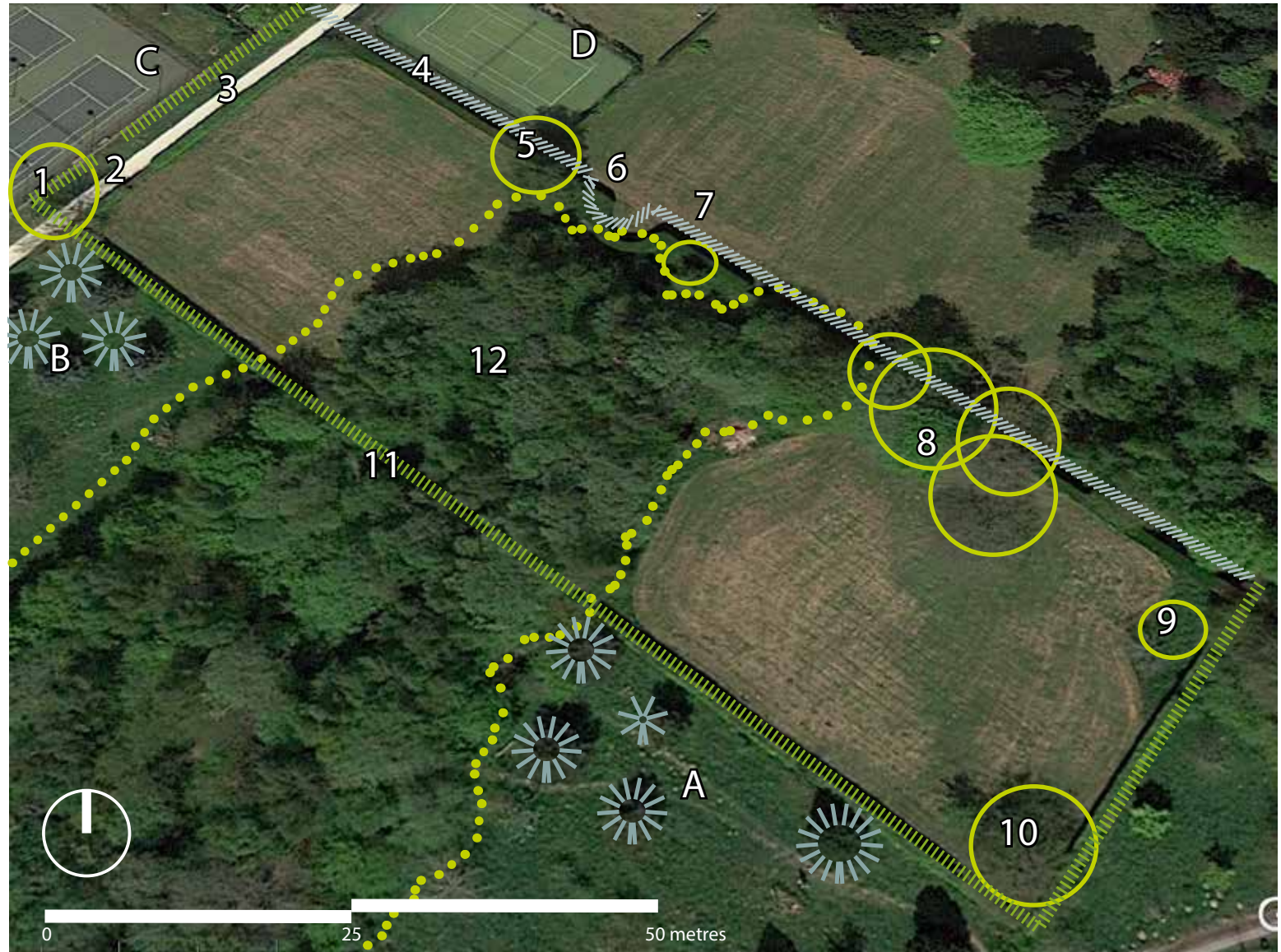


Figure 42 Land south of Mote Hall - Landscape Fabric

Aerial image: Google Earth Note: scale bar is indicative

3 Landscape Baseline

3.6 Landscape Fabric: land south of Mote Hall

The proposed allotment site formerly appended to Mote Hall and is adjacent to the existing allotments, accessed from Church Landway bridlepath, it is 90m from the car park. The overall area is about 6100m², however it is bisected by regenerating woodland that is contiguous with the Sanctuary woodland in the BWT space. Consequently the potential allotment space is reduced to about 3760m², comprising +/-1680m² to the north-west and +/-1680m² to the south east of the spinney.

Cedar and Wellingtonia groves next to the south west boundary grow rapidly. The current record height in the UK is 50m, in California they exceed 90m. Atlantic cedars will attain 30m.



NE section of site from gate off Church Landway Bridle Path - panorama



Beech hedge boundary between the Sanctuary & the spinney



The spinney viewed from south east



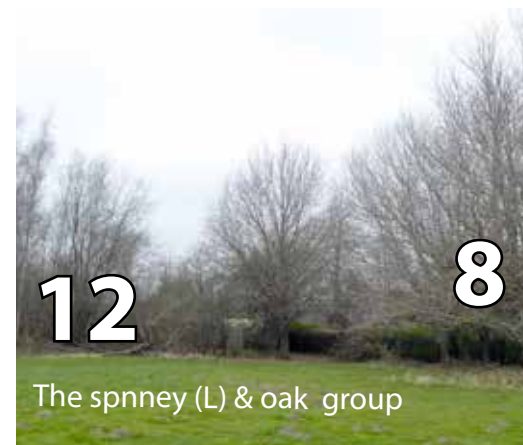
Atlantic Cedar grove & Ash



Birch



Thorn + Ivy



The spinney (L) & oak group



Corner oak & Wellingtonia grove

Figure 43 Key trees on and off site

3 Landscape Baseline

3.7 Views of the site

Views to the existing allotment site are limited due to the topography and established vegetation. The proposed tennis court and car park extensions are relatively low features - a 2.4m high chain link fence and lighting on 4 metre poles. These may become an issue when illuminated. Existing lighting to the tennis court is apparent for the park, although establishing woodland filters much of this even without leaves.

A key view is the historic Holy Cross Church Tower appearing over the top of trees without other intrusions, which preserves a part of the rural idyll of past days for current residents and visitors. The key views in this regard are from Moore Meadow and a gap in the hedgerow near the entrance to Tudor Park. Elsewhere medium range views to the tower are obscured by trees or houses along the Ashford Road, or by topography in the Lilk valley.

Most views are close range, within 200 metres, local vegetation permitting,

Viewpoints

- VP 1. Car park by entrance to Mote Hall
- VP 2. Car park behind 4-10 Danefield
- VP 3. Car park by footpath to Manor Rise
- VP 4. Entrance to Allotments
- VP 5. Church Landway Bridle path next to Mote Hall Barn
- VP 6. Church Landway Bridle path adjacent to allotment
- VP 7. Church Landway Bridle path next to Tennis Club
- VP 8. Approach to the Lilk footbridge
- VP 9. Moore Meadow near Sutton Street Entrance
- VP 10. Across Moore Meadow from A21 opposite entrance to Tudor Park
- VP 11. Across Moore Meadow from A21 access to Gore Cottage
- VP 12. Church Landway Bridlepath from southern end looking north
- VP 13. Through Cedar grove from Church Landway entrance of BWT space
- VP 14. From BTW space near playground
- VP 15. From BTW space near Community Orchard
- VP 16. From BTW space near Maze

Table 2 Viewpoints

3 Landscape Baseline

3.7 Views of the site

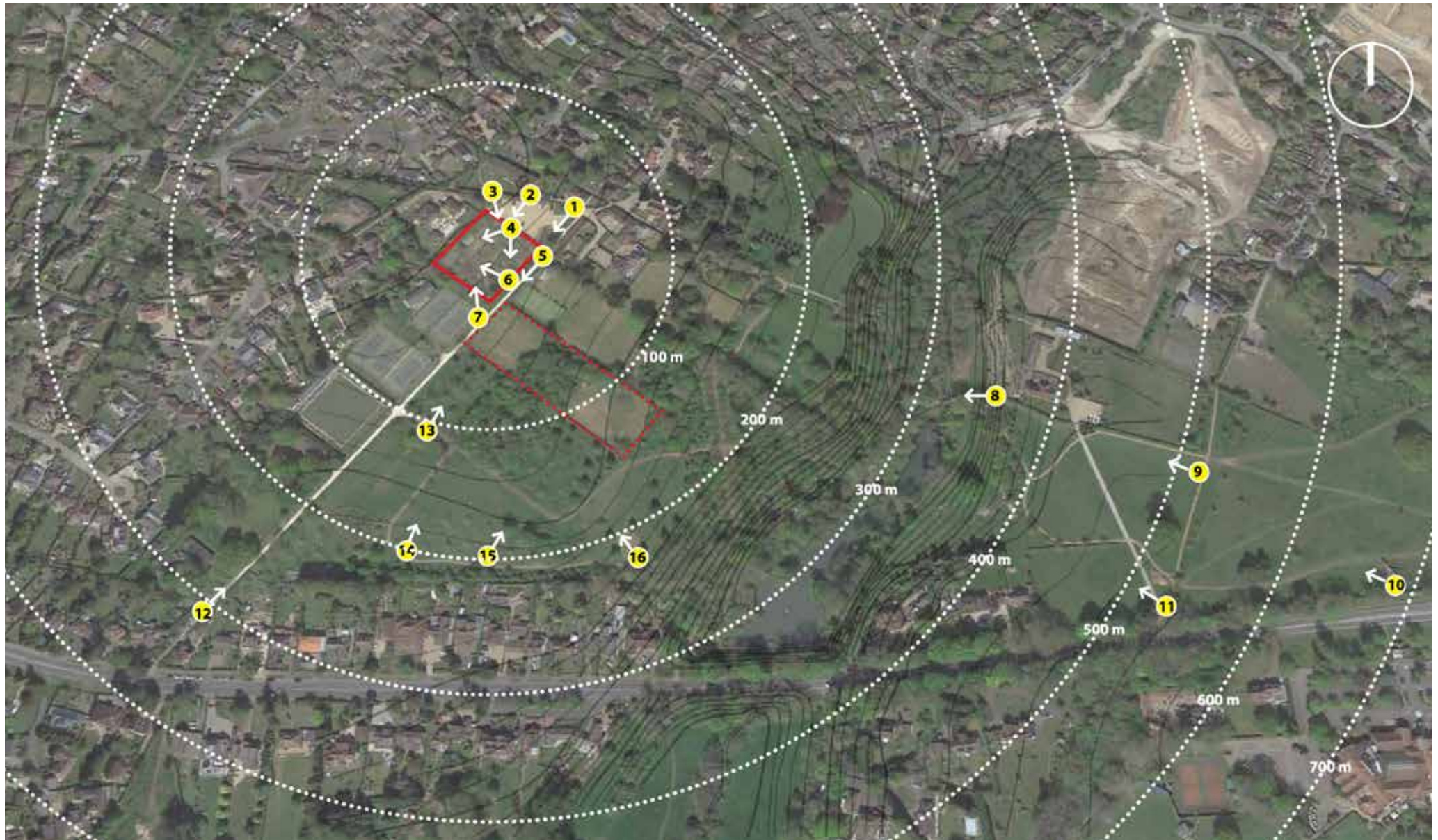


Figure 44 Location of views with indicative 100 metre radii from the site
Bearsted Parish Council Landscape & Visual Impact Assessment April 2022

Aerial image: Google Earth Note: scale bar is indicative

3 Landscape Baseline

3.7 Views of the site



Figure 45 Viewpoint 1 Car park by entrance to Mote Hall



Figure 46 Viewpoint 2 Car park behind 4-10 Danefield



Figure 47 Location of Viewpoints 1 and 2

3 Landscape Baseline

3.7 Views of the site



Figure 48 Viewpoint 3 Car park by footpath to Manor Rise



Figure 49 Viewpoint 4 Entrance to Allotments



Figure 50 Location of Viewpoints 3 and 4

3 Landscape Baseline

3.7 Views of the site



Figure 51 Viewpoint 5 Church Landway next to Mote Hall Barn



Figure 52 Viewpoint 6 Church Landway next to allotment

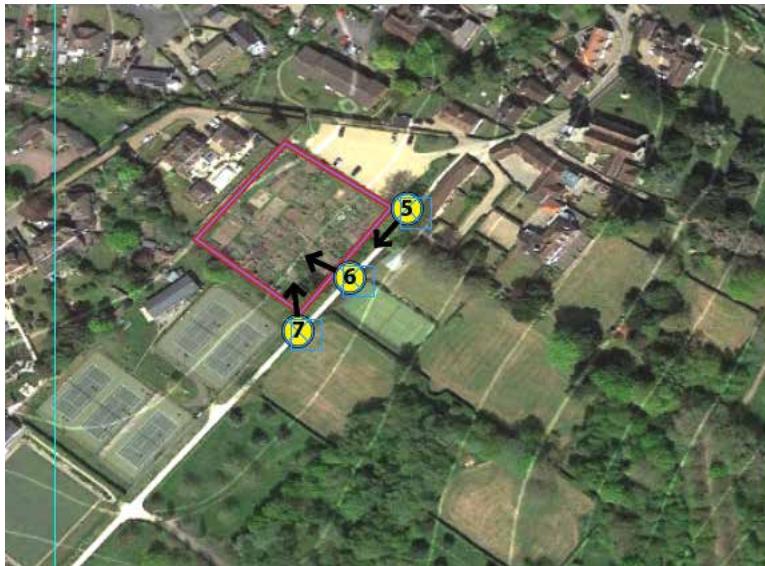


Figure 53 Location of Viewpoints 5 and 6

3 Landscape Baseline

3.7 Views of the site



Figure 54 Viewpoint 7 Church Landway next to Tennis Club



Figure 55 Viewpoint 8 Approach to Lilik footbridge



Figure 56 Location of Viewpoints 7 and 8

3 Landscape Baseline

3.7 Views of the site



Figure 57 Viewpoint 9 Moore Meadow near Sutton Street entrance



Figure 58 Viewpoint 10 Across Moore Meadow from A20 opposite entrance to Tudor Park

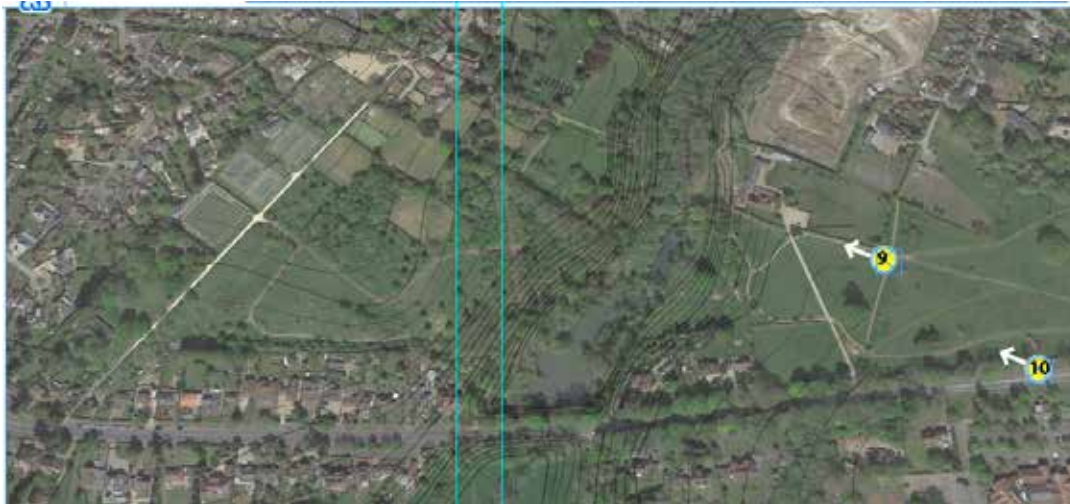


Figure 59 Location of Viewpoints 9 and 10

3 Landscape Baseline

3.7 Views of the site



Figure 60 Viewpoint 11 Across Moore Meadow from A20 access to Gore Cottage



Figure 61 Viewpoint 12 Church Landway from southern end looking north



Figure 62 Location of Viewpoints 11 and 12

3 Landscape Baseline

3.7 Views of the site



Figure 63 Viewpoint 13 Through cedar grove from Church Landway entrance to Bearsted Woodland Trust



Figure 64 Viewpoint 14 From Bearsted Woodland Trust near playground



Figure 65 Location of Viewpoints 13 and 14

3 Landscape Baseline

3.7 Views of the site



Figure 66 Viewpoint 15 From Bearsted Woodland Trust near Community Orchard



Figure 67 Viewpoint 16 From Bearsted Woodland Trust near Maze



Figure 68 Location of Viewpoints 15 and 16

3 Landscape Baseline

3.8 Estimated Zone of Visual Influence



Figure 69 Estimated Zone of Likely Visual Influence



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