

Boughton Monchelsea Parish
Landscape masterplan/management plan

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INTRODUCTION

Landscape advice with two goals

- To inform the Neighbourhood Development Plan
- To create a Landscape masterplan/management plan, setting out practical goals for improving, managing and using landscape resources within the parish for the benefit of residents

South of the parish, focus is on protecting and sustaining the existing landscape, keeping change to a minimum.

North of the parish, where pressure for development is stronger, focus is on controlling and mitigating change as well as on protection.

Five pieces of work

1. Landscape Character Review
2. Landscape Condition Review
3. Views Study
4. Recreation and Amenity Study (BMAT land)
5. Access and Movement Study (BMAT land)

.... leading to a set of Enhancement Proposals

LANDSCAPE CHARACTER REVIEW

Aim

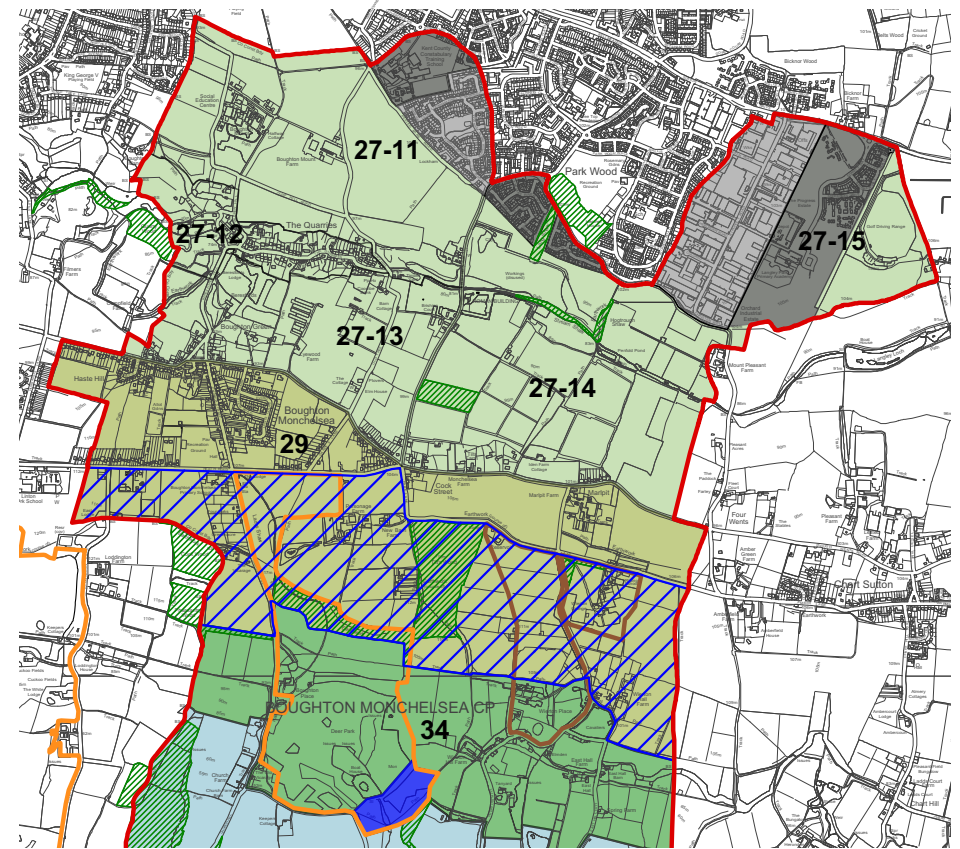
- General assessment of 'what we've got'
- Highlight distinctions between different areas
- Whether distinctions are recorded accurately in mbc landscape character assessment

Process

- Initial desktop study
- Field observation

Key findings

- North of the parish, some land to join Urban Area of Maidstone category
- Land immediately south of Heath Road not adequately distinguished from more developed land to the north



Extract of Landscape Character Review plan

LANDSCAPE CONDITION REVIEW

Aim

- How resilient is the landscape infrastructure?
- What risks to existing character?
- Where can character be strengthened?

Method

- Detailed field observation throughout parish of soft and hard landscape elements including hedges, woodland, individual trees, fences, walls, public rights of way, surface treatments and street furniture

Key findings

- Roadside hedges generally well-managed and strong but some exceptions throughout the parish
- Some roadside hedgerows entirely missing
- Hedges within fields weaker
- Small corner woodlands and narrow woodland margins vulnerable to decline
- Village area affected by diverse, overtly urban styles of public and private hard landscape



example images: soft landscape

VIEWS STUDY

Aim

- Identify key views important to village character, amenity, orientation or local distinctiveness
- Protect and conserve good views
- Identify where improvements could strengthen character, increase attractiveness and improve perception of parish

Method

- Detailed field observation
- Deliberately focussed on village area

Key findings

- Many attractive incidental views within village, particularly towards woodland
- Views at the most important entry or focal points have attractive elements but are often cluttered and unflattering
- Simplification and reduction in the influence of cars needed at key points



The green

RECREATION AND AMENITY & ACCESS AND MOVEMENT STUDIES

Aim

- Explore opportunities to improve outdoor recreation facilities and overall landscape amenity using bmat-owned land
- Improve network of footpaths, cycleways and bridleways particularly to serve north ward using BMAT-owned land

Key findings

- Good opportunities for new informal recreation (walking, running, dog walking)
- Opportunity for new more designated and managed community resource at Lyewood Farm
- Opportunities to strengthen local character through management of woodlands and creation of new corner woodland and shelterbelts
- Much of the BMAT land is best used as a buffer to development; retain in agriculture, preferably traditional orchards to strengthen local character
- Potential for network of cycleways linking North Ward to Boughton Lane, The Quarries and North Loose
- Potential for new bridleway linking The Quarries and Boughton Village
- Potential for new footpath connection between primary school and Lyewood development

ENHANCEMENT PROPOSALS

A response to

- Perceived weaknesses in landscape infrastructure and consequently, risks to landscape character
- Areas of poor appearance or character
- Opportunities afforded by the bmat land holdings

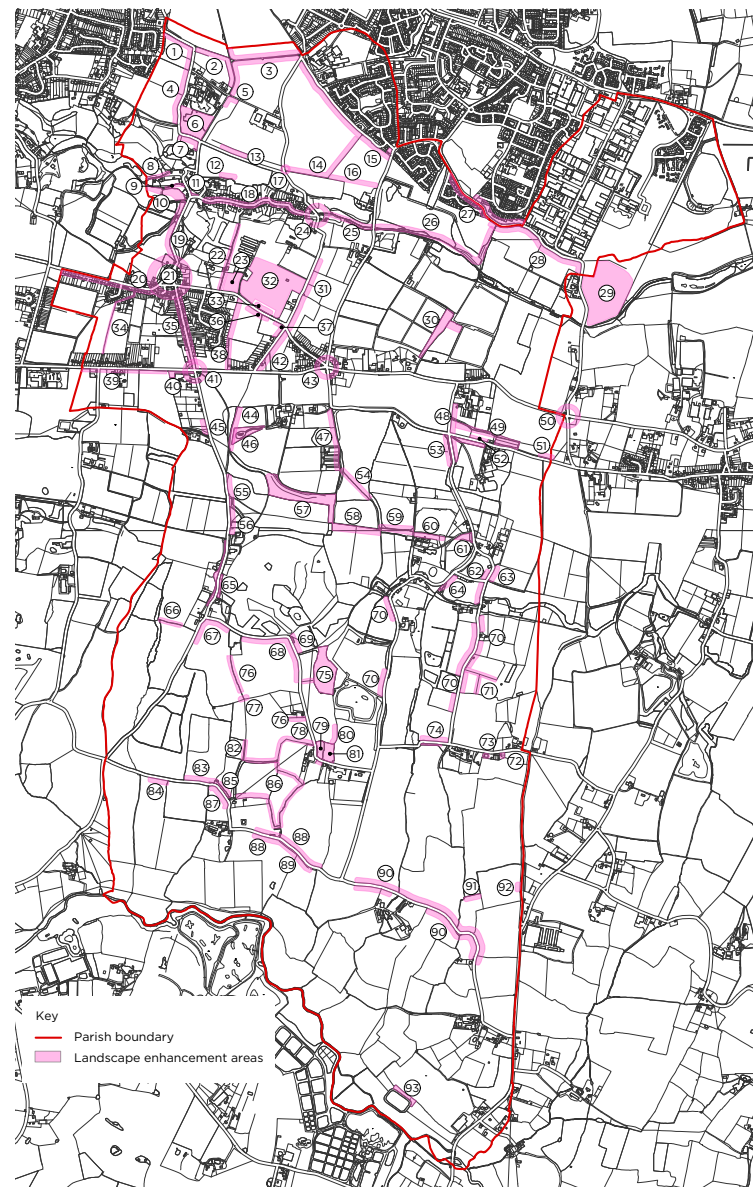
Aims

- Sustain or strengthen landscape character
- Improve visual coherence and quality, particularly at gateways
- Increase ecological value and connectivity
- Provide additional recreation facilities
- Improve access and movement

Types of enhancement

Many minor with possibly 4 or 5 more major projects

- | | |
|---|----------------------------------|
| • Hedgerow repair or planting | • Walling repair or installation |
| • Hedgerow maintenance | • Street furniture changes |
| • Woodland management or planting | • Surfacing changes |
| • Specimen tree planting | • Access improvements |
| • Fencing and gate repair or installation | • Miscellaneous |



Landscape Enhancement Proposals

ENHANCEMENT PROPOSALS

Enhancement example: Village footpaths

Proposals include fence repair and replacement, path widening, wall repair and management of overhanging vegetation



Enhancement example: Peens Lane hedge planting

Reinstatement of mixed field hedge and hedgerow Oaks



ENHANCEMENT PROPOSALS



Major enhancement example: The Green
Proposals include changes in parking permission, surface treatment, tree planting, hedge planting, regularisation of street furniture, and improving appearance of substation and soup kitchen



Other major examples: Heath Road junction
Proposals include reducing visual intrusion from fencing and railings, hedge and tree planting, relocation of zebra crossing and additional parking

ENHANCEMENT PROPOSALS

Implementation

- In the first instance, proposals are made throughout the parish and are regardless of land ownership
- Detailed consideration of the individual proposals by the Parish Council is needed to decide which to take forward
- Some easy wins and some more complex projects
- Negotiation and co-operation will be essential to make significant gains
- Organisation into manageable projects linked by work type or location can follow once scope is agreed

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