

Maidstone Borough Council

Maidstone Landscape Character Assessment Supplement 2012

(saved sections of the Landscape Character Assessment & Landscape Guidelines 2000)



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MAIDSTONE BOROUGH COUNCIL

**Maidstone Landscape Character Assessment Supplement 2012
saved sections of the Maidstone Landscape Character Assessment &
Landscape Guidelines 2000**

Adopted **date to be confirmed**

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The Maidstone Landscape Assessment (LCA) Supplement is the accompanying document to the 2012 Maidstone Landscape Character Assessment and the two publications should be read in conjunction with each other.

The LCA Supplement contains the typical planting lists based on those set out in the Maidstone Landscape Character Assessment and Landscape Guidelines 2000 but assimilated to reflect the landscape character types identified by the Maidstone Landscape Character Assessment 2012. Following on from these planting lists are the saved parts of the Landscape Character Assessment and Landscape Guidelines 2000, namely the general landscape guidance, special issues and plant lists. This information will not be reviewed until the Landscape Character Guidelines Supplementary Planning Document (SPD) is published.

The Maidstone Landscape Character Assessment 2012 and the accompanying LCA Supplement have been adopted and together are a material consideration in the determining of planning applications.



Chalk Scarp

Landscape Character Areas 9 (Boxley Scarp), 10 (Thurnham, Hollingbourne and Harrietsham Scarp) and 11 (Lenham Scarp)

Typical planting mixes

Woodlands and shaws are characteristic of the ridge top. Woodland contains much yew, oak and whitebeam. Hedgerows are sparse. Avoid use of single species hedgerows and shelterbelts.

Woodland:

Ash	10
Beech	25
Pedunculate Oak	10
Whitebeam	10
Wild Cherry	10
Yew	35
	100%

Hedges (mixed species):

Dogwood	5
Field Maple	10
Hawthorn	70
Hazel	10
Holly	2.5
Wayfaring Tree	2.5
	100%

Ensure that all species selected are of local provenance.

Plant hedges in a double staggered row at 45cm spacings, with 30cm between the rows.

Dry Valleys and Downs

Landscape Character Areas 1 (Bredhurst and Stockbury Downs), 2 (Westfield Sole Downs), 3 (Bredhurst Dry Valleys), 4 (Friningham Downs), 5 (Hucking Dry Valleys) and 6 (Bicknor and Hazel Street Orchards)

Typical planting mixes (chalk and clay-with-flints)

Although yew/whitebeam woodland is characteristic of chalk slopes in this area, this is a very specialized type of woodland and supports limited wildlife. It would therefore be more appropriate to combine yew and whitebeam with broadleaf species that will also thrive on chalk (see A and B below). Lists C and D set out woodland species appropriate for the clay-with-flints plateau. Although some simple species hedgerows are found in this area, with poplar used as a windbreak, mixed hedges are found and provide a better habitat for wildlife.

CHALK

Woodland A:

Ash	10
Beech	25
Pedunculate Oak	10
Hawthorn	10
Wild Cherry	10
Yew	35
	100%

Woodland B:

Ash	10
Beech	45
Whitebeam	10
Hazel	10
Silver Birch	10
Whitebeam	10
Wild Cherry	5
	100%

Hedges:

Hawthorn- double/triple rows at 30cm/30cm

Hazel	75
Hawthorn	15
Privet	10
	100%

CLAY-WITH-FLINTS

Woodland C:

Ash	10
Butchers Broom	5
Field Maple	50
Hawthorn	15
Hazel	10
Spindle	10
	100%

Woodland D:

Ash	5
Beech	20
Cherry	5
Hazel	10
Hornbeam	50
Pedunculate Oak	10
	100%

Hedges

Field Maple	10
Hazel	15
Hawthorn	70
Holly	2.5
Spindle	2.5
	100%

Double staggered row at 30cm spacings, with 30cm between the rows

Ensure that all species used are of local provenance.

Landscape Character Areas 7 (Wormshill, Frinsted and Otterden Downs and Dry Valleys) and 8 (Ringlestone Downs)

Typical planting mixes (chalk and clay-with-flints)

In this area there tends to be greater variety in woodland species composition than elsewhere in the North Downs. Although hedges are often single species, a mix of species with one dominant would also be appropriate and would provide increased biodiversity without reducing landscape character.

CHALK

Woodland:

Ash	20
Guelder Rose	5
Hawthorn	25
Pedunculate Oak	20
Spindle	5
Whitebeam	15
Yew	10
	100%

Hedges:

Guelder Rose	10	Beech	10
Hawthorn	80	Hazel	70
Spindle	10	Oak	15
		Spindle	5
	100%		100%

Chestnut or Beech 100%

Plant hedges in a double staggered row at 30-45cm spacings, with 30cm between the rows.

CLAY-WITH-FLINTS

Woodland:

Blackthorn	10
Damson	5
Field Maple	15
Hazel	10
Holly	5
Hornbeam	30
Large-leaved Lime	10
Pedunculate Oak	10
Small-leaved Lime	5
	100%

Hedges:

Guelder Rose	10	Field Maple	85
Hawthorn	80	Holly	15
Spindle	10		
	100%		100%

100% Hazel

Plant hedges in a double staggered row at 45cm spacings, with 30cm between the rows.

Ensure that all species used are of local provenance, but note that local relic populations are landlocked and not propagating by seed; there is an argument for fresh genetic input as relic populations are landlocked and not propagating by seed. Seek specialised advice eg. Kent Wildlife Trust.

Gault Clay Vale

Landscape Character Areas 12 (Sandling Vale) and 13 (Boxley Vale)

Typical planting mixes

Hawthorn hedges are a distinctive feature of this area. Where nature conservation issues are more important than landscape character, a mixed species hedge could be planted.

Woodland:

Ash	30
Beech	10
Field Maple	25
Hazel	20
Pedunculate Oak	15
	100%

Hedges (single species):

100% Hawthorn

Hedges (mixed species):

Dogwood	5
Field Maple	10
Hawthorn	70
Hazel	10
Holly	2.5
Wayfaring Tree	2.5
	100%

Ensure that all species selected are of local provenance

Plant hedges in a double staggered row at 45cm spacings, with 30cm between the rows.

Landscape Character Areas 14 (Thurnham Vale), 15 (Eyhorne Vale) and 16 (Harrietsham to Lenham Vale)

Typical planting mixes

Within this area there are likely to be few opportunities for planting woodland, and many hedgerows have been removed. The opportunity to replace this landscape pattern should also encourage biodiversity through planting mixed species hedges appropriate to the soils (see below). Individual hedgerow oaks should also be planted. Ensure that all species used are of local provenance.

Woodland:

Chestnut	80	Ash	10
Pedunculate Oak	10	Field Maple	30
Hazel	10	Hawthorn	20
		Pedunculate Oak	15
		Silver Birch	25
	100%		100%

NB: Linear tree belts are typical of this area

Hedges:

100% Hawthorn or 100%	Field Maple	10
Hazel with hedgerow trees at 12m centres:	Hawthorn	70
Pedunculate Oak or Beech	Hazel	15
	Holly	5
		100%

Plant at 45cm centres in a double staggered row. 30cm between the rows.

Landscape Character Area 17 (East Lenham Vale)

Typical planting mixes

This area is generally flat with poorly-drained soils. The first woodland list given below would be appropriate in the drier part of the area, while the second list would be more appropriate for wet areas or near watercourses. Ensure that all species used are of local provenance.

Woodland:

Ash	5	Aspen	15
Aspen	15	Field Maple	10
Hazel	15	Ash	20
Hornbeam	55	Silver Birch	15
Pedunculate Oak	10	Willow	30
		Sallow	10
	100%		100%

Shaws and hedges:

Field Maple	10
Guelder Rose	10
Hawthorn	60
Hazel	15
Spindle	5
	100%

Plant at 45cm centres in a double staggered row. 30cm between each row.

Note: Black poplar is a species recorded locally on the Gault Clay and at risk nationally. Its introduction here into tree planting mixes in wet areas could be of biodiversity value.

Greensand Orchards and Mixed Farmlands

Landscape Character Areas 18 (Barming Greensand Fruit Belt), 21 (Teston Valley Side), 24 (East Barming Orchards), 27 (Farleigh Greensand Fruit Belt), 30 (Langley Heath Undulating Farmlands) and 32 (Broomfield Undulating Farmlands)

Typical planting mixes

Although sweet chestnut is found in this area, it should only be planted in circumstances when the resultant woodland will be commercially managed. Distinction should be retained between dry woodland and that associated with the watercourses within the river valleys (see below). Single species hedges can be used where it is important to reinforce landscape character distinctiveness. Elsewhere, mixed species hedges will contribute to biodiversity.

<u>Woodland:</u>		(damper areas and valleys)	
Ash	15	Alder	25
Beech/Chestnut	40	Ash	15
Blackthorn	7.5	Field Maple	15
Field Maple	5	Osier	10
Hawthorn/Hazel	20	Pedunculate Oak	10
Pedunculate Oak	10	Sallow	15
Privet	2.5	Downy Birch	10
	100%		100%

<u>Hedges:</u>		<u>Shelterbelts:</u>	
Hawthorn	80	100% Alder, Poplar or Hawthorn	
Hornbeam	10		
Privet	10		
	100%		

Ensure that all species are of local provenance.

Plant hedges in a double staggered row at 45cm spacings, with 30cm between the rows.

Landscape Character Areas 28 (Coxheath Plateau), 29 (Boughton Monchelsea to Chart Sutton Plateau) and 31 (Kingswood Plateau)

Typical planting mixes

<u>Woodland:</u>					
Beech	20	Ash	40	Alder	15
Field Maple	25	Hazel	40	Ash	10
Hazel	20	Hornbeam	20	Aspen	10
Pedunculate Oak	30			Blackthorn	15
Yew	5			Downy Birch	20
				Pedunculate Oak	15
				Sallow	15
	100%		100%		100%

Hedges:

Beech	10
Field Maple	10
Hawthorn	80
	100%

Shelterbelts:

100% Hazel or Poplar

Landscape Character Areas 19 (Barming Heath Arable Land) and 20 (Oaken Wood)

Typical planting mixes

The planting of chestnut as a single species should only be contemplated where the intention is that it should be managed as coppice woodland. Small areas of woodland, and indeed garden trees, should use the species indicated below, which thrive on these soils. Ensure that all plants used selected are of local provenance.

Woodland:

Chestnut coppice	Chestnut	60
	Hazel	15
	Hornbeam	10
	Sessile Oak	5
	Silver Birch	10
		100%

Hedges:

Hazel	80
Hornbeam	20
	100%

Plant hedges in a double staggered row, at 45cm spacings, with a gap of 30cm between the rows

Greensand Ridge

Landscape Character Areas 34 (Linton Greensand Ridge) and 35 (Sutton Valence Greensand Ridge)

Typical planting mixes

Sweet chestnut plantations are very characteristic of this area, but should only be considered where the resultant woodland is to be commercially managed. The species listed below are those found in semi-natural woodland on these soils.

Hazel hedges are a locally distinctive feature; a mixed hedge would contribute to biodiversity and would not reduce distinctiveness if hazel remains a dominant species in the mix.

Woodland: (in wet areas)

Ash	1	Ash	10	Alder Buckthorn	10
Field Maple	25	Field Maple	15	Aspen	15
Hazel	60	Hazel	15	Downy Birch	30
		Hornbeam	50	Sallow	15
		Sessile Oak	10	Silver Birch	30
	100%		100%		100%

Hedges:

100% Hazel	Field Maple	20
	Hazel	70
	Sallow	10
		100%

Plant hedges at 45cm spacings in a double staggered row, 30cm between the row.

Low Weald

Landscape Character Areas 41 (Linton Park and Farmlands Farmlands), 42 (Ulcombe Mixed Farmlands), 43 (Headcorn Pasturelands), 46 (Knoxbridge Arable Lowlands) and 47 (Waterman Quarter Low Weald)

Typical planting mixes

Ensure that all species used are of local provenance. Wild service tree is found locally, frequently as a hedgerow tree.

Woodland:

Alder	20
Ash	15
Hawthorn	10
Hazel	15
Holly	2
Hornbeam	25
Pedunculate Oak	5
Spindle	8
	100%

Hedges:

100% Hawthorn, with hedgerow oaks or wild service trees at 12m centres	Hawthorn	15
	Hazel	70
	Holly	5
	Spindle	10
		100%

Plant hedging at 45cm spacings in a double staggered row, 30cm between rows.

Landscape Character Areas 44 (Staplehurst Low Weald) and 45 (Sherenden Wooded Hills)

Typical planting mixes

Although midland hawthorn and wild service tree may be found in this area, they are Ancient Woodland indicators and may therefore be inappropriate in a new woodland planting mix. Ensure that all species used are of a local provenance.

Woodland:

<u>(dry areas)</u>		<u>(wet areas)</u>	
Ash	10	Alder	20
Field Maple	20	Ash	10
Hazel	35	Field Maple	10
Pedunculate Oak	30	Hazel	20
Spindle	5	Sallow	15
		Willow	25
	100%		100%

Hedges:

Hawthorn	15
Hazel	75
Sallow	5
Spindle	5
	100%

Hedges:

100% Hazel

Shelterbelts:

100% Alder or Poplar

Plant hedges in a double staggered row, 45cm between plants in row, 30cm between rows.

Landscape Character Areas 39 (Laddingford Low Weald), 40 (Beltring Grasslands), 53 (Medway Valley Yalding) and 57 (Teise Valley)

Typical planting mixes

In this area all woodland planting mixes should be appropriate for the damp, heavy clay soils. Ensure that all species used are of local provenance.

Woodland:

Alder	30	Ash	35	Alder	30
Alder Buckthorn	5	Hazel	10	Ash	15
Hawthorn	20	Sallow	5	Hawthorn	10
Hazel	20	Silver Birch	25	Sallow	15
Sallow	15	Willow, White	25	Spindle	10
Willow, White	10			Willow, Crack	20
	100%		100%		100%

Hedges:

Alder Buckthorn	10
Hawthorn/Hazel	80
Sallow	10
	100%

Plant hedge in a double staggered row, with plants spaced at 45cm centres, 30cm between the rows.

Landscape Character Areas 22 (Nettlestead Wooded Farmlands), 23 (Nettlestead Valley Side), 36 (Nettlestead Woodlands), 37 (Nettlestead Green Farmlands) and 38 (Yalding Farmlands)

Typical planting mixes

Although wild service tree and butcher's broom are both found locally, they may be Ancient Woodland indicators and may therefore be inappropriate for new woodland plantings. Within this area orchards with mixed hedges are more characteristic than woodland blocks. Ensure that all species used are of local provenance.

Woodland:

(dry areas)

Ash	20
Field Maple	20
Hornbeam	60

100%

(damp areas)

Ash	10
Aspen	15
Downy Birch	15
Field Maple	10
Hornbeam	25
Pedunculate Oak	10
Sallow	15

100%

Hedges:

Ash	5
Field Maple	10
Hawthorn	70
Hazel	5
Holly	5
Sallow	5

100%

Buckthorn	10
Damson	5
Dogwood	5
Hawthorn	70
Hazel	10

100%

Plant hedges in double staggered row, at 45cm centres, 30cm between the rows.

Valleys

Landscape Character Areas 33 (Lenham Heathy Farmlands), 49 (Leeds Castle Parklands), 50 (Harrietsham Vale) and 51 (Chilston Parklands)

Typical planting mixes

Particular care should be taken to ensure that the planting mix selected is appropriate for the precise location. Ensure that all species used are of local provenance.

Woodland:

(dry central areas)		(damp areas and water courses)		(western end)	
Broom	5	Alder	35	Ash	5
Field Maple	10	Guelder Rose	1	Aspen	5
Gorse	10	Hawthorn	20	Field Maple	10
Guelder Rose	5	Hazel	10	Hazel	10
Hazel	20	Sweet Gale	10	Hornbeam	30
Holly	10	Willow	15	Hawthorn	15
Sessile Oak	35			Holly	5
Spindle	5			Sessile Oak	10
	100%		100%	Sweet Gale	1
					100%

Hedges:

Field Maple	10
Guelder Rose	5
Hawthorn	65
Hazel	5
Sallow	5
Spindle	5
Sweet Gale	5
	100%

NB increase percentage of willow, osier and sweet gale in damp areas.

Plant in double row at 45cm centres, 45cm between rows

Landscape Character Area 58 (Beult Valley)

Typical planting mixes

Although wild service tree and midland hawthorn are found in LWS sites in this area, both are Ancient Woodland indicators and may therefore be inappropriate for new woodland plantings. Ensure that all species used are of local provenance. Black poplar is rare within the county but would be suitable for reintroduction along the Beult, in carefully chosen locations (consult NE/EA).

Woodland:

Alder	20	Field Maple	20
Alder Buckthorn	10	Hawthorn	15
Ash	10	Hornbeam	45
Osier	10	Pedunculate Oak	20
Sallow	10		
Willow, Crack	15		
Willow, Grey	10		
Willow, White	15		
	100%		100%

Hedges:

Field Maple	20	Field Maple	15
Hawthorn	80	Hawthorn	75
Hornbeam	5		
Sallow	5		
	100%		100%

Plant at 45cm spacings in a double staggered row, rows to be 30cm apart

Landscape Character Area 52 (Medway Valley- Maidstone to Watlingbury)

Typical planting mixes

Pedunculate oak is a characteristic feature of semi-natural woods in this area. Ensure that all species used are of local provenance.

Woodland:

(on valley sides)		(in valley floor)	
Ash	10	Alder	25
Beech	25	Alder Buckthorn	10
Field Maple	10	Aspen	10
Hawthorn	10	Pedunculate Oak	15
Hazel	10	Silver Birch	10
Pedunculate Oak	10	Willow, Crack	15
Sallow	10	Willow, White	15
Sessile Oak	15		
	100%		100%

Hedges:

Field Maple	10
Hawthorn	70
Hazel	15
Holly	5
	100%

Plant hedges in a double staggered row, at 45cm centres, 30cm between rows.

Landscape Character Area 48 (Medway Valley Allington)Typical planting mixes

Ensure that all plants used are of local provenance.

Woodland:

Ash	20
Hawthorn	10
Hazel	50
Pedunculate Oak	20
	100%

Riverside:

Alder	15
Ash	20
Goat Willow	15
Grey Willow	20
Hazel	30
	100%

Hedges:

Field Maple	10
Hawthorn	15
Hazel	70
Holly	5
	100%

Plant hedges in a double staggered row, at 45cm centres, 30cm between rows.

Maidstone Urban Area

Areas 25 (Oakwood Park) and 26 (Invicta Park), 54 (Mote Park), 55 (Vinters Park) and 56 (Fauchon's Valley)

These are significant areas of green space within the urban area of Maidstone which have been assessed and described under the borough-wide landscape type descriptions for Greensand Orchards and Mixed Farmlands (Areas 25 & 26) and Valleys (54, 55 & 56). For planting list information, refer to the information held in the generic guidelines for each landscape type as well as the summary of actions for each landscape character area profile. Refer also to Appendix 2: Ornamental Tree and Shrub Species for Use in Historic Sites.

The lists on the following pages are saved Appendices 2 & 3 from the Maidstone Landscape Character Assessment and Landscape Guidelines (2000), namely:

Appendix 2: Ornamental Tree and Shrub Species for Use in Historical Sites

Appendix 3: Tree and Shrub Lists

Ornamental Tree and Shrub Species for Use in Historic Sites

The following lists are not exhaustive, but show the earliest period in which some ornamental species or varieties were first introduced into England. Ornamental native species are not listed. Where extensive planting proposals for a historic site are being prepared, expert guidance will be necessary.

Many sites will demonstrate development over several or all of these eras and it may be appropriate to select the dominant character of the site at present. In rural situations, the use of ornamental species may be inappropriate; in some cases, native species have been adopted for more widespread use in cultivated situations, such as the use of yew for ornamental hedges and in churchyards. There are also species which, although available over a wide period, were particularly favoured at a specific time. For example, evergreen shrubs such as *Viburnum tinus*, and laurel, and roses such as moss and bourbon, were extensively used by the Victorians. It may therefore be appropriate to reinforce the character of an historical area by using a restricted plant palette. Where extensive planting is proposed, specialist advice should be sought.

Medieval Period up to 1530

Features

Small, enclosed spaces, square or rectangular, subdivided by gravel or sand paths. Highly scented plants. Wooden arbours, trellis work and railings, hazel wattle. Raised beds of roses, herbs and lilies. Turfed seats of camomile or thyme. Flowery mede. Central well or fountain. Tree on a raised mound eg. Bay. Eglantine roses up trellis. Pruned apple trees or vines up arbours, also honeysuckle, hop. Orchards enclosed by wall or ditch – apple, pear, hazel, walnut, cherry, medlar, mulberry, quince.

Trees

<i>Castanea sativa</i>	Sweet Chestnut
<i>Corylus avellana</i>	Hazel
<i>Cydonia oblonga</i>	Quince
<i>Fraxinus excelsior</i>	Common Ash
<i>Juglans regia</i>	English Walnut
<i>Juniperus communis</i>	Juniper
<i>Malus domestica</i>	Apple
<i>Mespilus germanica</i>	Medlar
<i>Morus nigra</i>	Black Mulberry
<i>Prunus avium</i>	Wild Cherry
<i>Pyrus communis</i>	Pear
<i>Quercus petraea</i>	Sessile Oak
<i>Quercus robur</i>	English Oak
<i>Salix alba</i>	White Willow
<i>Salix capraea</i>	Goat Willow
<i>Salix cinerea</i>	Grey Sallow
<i>Salix viminalis</i>	Common Osier
<i>Sorbus domestica</i>	Service Tree
<i>Taxus baccata</i>	Yew

Shrubs/Hedging

<i>Crataegus monogyna</i>	Hawthorn
<i>Ilex aquifolium</i>	Holly
<i>Ribes nigrum</i>	Blackcurrant
<i>Ribes rubrum</i>	Redcurrant
<i>Ribes uva-crispa</i>	Gooseberry
<i>Rosa alba</i>	White Rose (of York)
<i>Rosa canina</i>	Dog Rose
<i>Rosa gallica</i>	French Rose
<i>Rosa gallica</i> 'Officinalis'	Apothecary's Rose
<i>Rosa rubiginosa</i>	Sweet Briar

Other Shrubs

<i>Buxus sempervirens</i>	Box
<i>Buxus sempervirens</i> 'Suffruticosa'	Box
<i>Cytisus scoparius</i>	Broom
<i>Daphne laureola</i>	Spurge Laurel

Climbers

<i>Humulus lupulus</i>	Hop
<i>Lonicera periclymenum</i>	Honeysuckle

Raised Beds

<i>Artemisia abrotanum</i>	Southernwood
<i>Hyssopus officinalis</i>	Hyssop
<i>Lavandula angustifolia</i>	English Lavender
<i>Rosmarinus officinalis</i>	Common Rosemary
<i>Ruta graveolens</i>	Rue
<i>Salvia officinalis</i>	Common Sage

Renaissance Gardens – 1530-1629 Tudor/JacobeanFeatures

Enclosed gardens. Railings, trelliswork and arbours more formal than medieval gardens. Mounts. Knot gardens – intricate patterns of low hedging: lavender, thyme, hyssop, box, rosemary, santolina, filled with low growing plants or coloured earths and sands. Orchard trees planted as a quincunx, hedged with wild fruit trees: rowan, gean, hazel, medlar, service tree, hawthorn, elder.

Trees

<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Cydonia oblonga</i>	Quince
<i>Mespilus germanica</i>	Medlar
<i>Morus nigra</i>	Black Mulberry
<i>Platanus orientalis</i>	Oriental Plane
<i>Populus alba</i>	White Poplar
<i>Populus tremula</i>	Aspen
<i>Prunus avium</i>	Wild Cherry, Gean, Mazzard
<i>Quercus ilex</i>	Holm Oak
<i>Salix alba</i>	White Willow
<i>Sambucus nigra</i>	Elder
<i>Sorbus aucuparia</i>	Rowan
<i>Sorbus torminalis</i>	Wild Service Tree
<i>Ulmus spp.</i>	Elm

Shrubs

<i>Cistus salvifolius</i>	Cistus
<i>Cornus mas</i>	Cornelian Cherry
<i>Daphne mezereum</i>	Mezereon
<i>Euonymus europaeus</i>	Spindle
<i>Ficus carica</i>	Fig
<i>Jasminum officinale</i>	White Jasmine
<i>Lavandula stoechas</i>	French Lavender

Shrubs cont.

<i>Ligustrum vulgare</i>	Common Privet
<i>Myrtus communis</i>	Myrtle
<i>Phlomis fruticosa</i>	Jerusalem Sage
<i>Syringa vulgaris</i>	Common Lilac
<i>Viburnum opulus</i>	Guelder Rose
<i>Yucca gloriosa</i>	Adam's Needle

Hedging

<i>Buxus sempervirens</i>	Common Box
<i>Cornus sanguinea</i>	Common Dogwood
<i>Elaeagnus angustifolia</i>	Oleaster
<i>Ligustrum vulgare</i>	Common Privet
<i>Prunus cerasifera</i>	Myrobalan, Cherry Plum
<i>Prunus domestica institia</i>	Bullace
<i>Prunus spinosa</i>	Blackthorn
<i>Rosa rubiginosa</i>	Sweet Briar

Restoration Garden – 1630-1714Features

Parterres: larger in scale than knot gardens, free flowing with elaborate cut-out patterns. Edges of beds marked with clipped box, santolina or hyssop. Bowling greens up to the house front. Topiary obelisks and globes using standard bays, yew, box, holly, pyracantha, laurustinus or phillyrea. Statuary or sundial in centre of garden. Orchards of quince, mulberry, medlar, hazel, bullace, apple, pear, cherry tree all grown on tall rootstock.

1660-1714

Andre le Nôtre introduced more formal gardens from France. Long vistas, allees, trimmed avenues. Pleaching of lime, hornbeam, apple and pear. Wilderness – straight grass paths through groves of trees.

Trees

<i>Acer negundo</i>	1688	Box Elder
<i>Acer rubrum</i>	1656	Red Maple
<i>Aesculus hippocastanum</i>	1615	Horse Chestnut
<i>Arbutus unedo</i>	1700	Strawberry Tree
<i>Carpinus betulus</i>		Hornbeam
<i>Cedrus libani</i>	Before 1650	Cedar of Lebanon
<i>Cercis siliquastrum</i>		Judas Tree
<i>Crataegus crus-galli</i>		Cockspur Thorn
<i>Fraxinus ornus</i>	Before 1700	Manna Ash
<i>Juglans nigra</i>	1686	Black Walnut
<i>Juglans regia</i>		English Walnut
<i>Laburnum alpinum</i>	1596	Scotch Laburnum
<i>Liquidambar styraciflua</i>	1681	Liquidambar
<i>Liriodendron tulipifera</i>	After 1650	Tulip Tree
<i>Ostrya virginiana</i>		Hop Hornbeam
<i>Platanus x hispanica</i>	1663	London Plane
<i>Prunus avium</i>		Wild Cherry
<i>Prunus avium 'Plena'</i>	1700	Double Gean
<i>Quercus ilex</i>	1580	Holm Oak
<i>Robinia pseudoacacia</i>	1636	False Acacia
<i>Tilia x europaea</i>		Common Lime

Hedges and Topiary

<i>Berberis vulgaris</i>		Common Barberry
<i>Buxus sempervirens</i>		Box
<i>Buxus suffruticosa</i>		Box
<i>Cornus sanguinea</i>		Dogwood
<i>Hyssopus officinalis</i>		Hyssop
<i>Ilex aquifolium</i>		Holly
<i>Ilex aquifolium</i> 'Ferox'		Hedgehog Holly
<i>Laurus nobilis</i>	1562	Bay
<i>Ligustrum vulgare</i>		Privet
<i>Myrtus communis</i>	1592	Common Myrtle
<i>Phillyrea angustifolia</i>	1597	
<i>Phillyrea latifolia</i>	1597	
<i>Rhamnus alaternus</i>		
<i>Santolina chamaecyparissus</i>		Santolina
<i>Tamarix gallica</i>		Tamarisk
<i>Taxus baccata</i>		Yew
<i>Thuja occidentalis</i>	1534	White Cedar
<i>Viburnum tinus</i>	1560	Laurestinus

Shrubs

<i>Amelanchier ovalis</i>	1596	
<i>Cistus populifolium</i>	1634	Cistus
<i>Colutea arborescens</i>	C1550	Bladder Senna
<i>Cotinus coggygria</i>	1656	Smoke Bush
<i>Cytisus scoparius</i>		Common Broom
<i>Ficus carica</i>	C1500	Common Fig
<i>Hibiscus syriacus</i>	Before 1600	Mallow
<i>Hypericum calycinum</i>	1676	Rose of Sharon
<i>Philadelphus coronarius</i>	1580	Mock Orange
<i>Prunus laurocerasus</i>	1576	Cherry Laurel
<i>Rhus typhina</i>	1629	Stag's Horn Sumach
<i>Rosa alba</i>		White Rose (of York)
<i>Rosa canina</i>		Dog Rose
<i>Rosa cinnamomea</i>	1600	Cinnamon Rose
<i>Rosa gallica</i>		French Rose
<i>Rosa gallica</i> 'Officinalis'		Apothecary's Rose
<i>Rosa gallica</i> 'Versicolor'		Rosa Mundi
<i>Rosa rubiginosa</i>		Sweet Briar
<i>Spiraea x persica</i>	1640	Persian Lilac
<i>Syringa x persica</i> 'Alba'	1700	Persian Lilac (White Form)
<i>Yucca filamentosa</i>	1675	Spoonleaf Yucca

Orchards

<i>Corylus avellana</i>		Hazel
<i>Cydonia oblonga</i>		Quince
<i>Malus domestica</i>		Apple
<i>Mespilus germanica</i>		Medlar
<i>Morus nigra</i>		Black Mulberry
<i>Prunus domestica institia</i>		Bullace
<i>Pyrus communis</i>		Pear

English Landscape School – 1720-1820

Features

Proponents of this movement were William Kent, Capability Brown and later (1780-1820) Humphry Repton.

New vision of nature, 'the genius of the place', irregularity in design, avoidance of straight lines. Serpentine lakes, grazed parklands, meandering natural paths, expansive lawns, disguised boundaries such as ha ha and invisible fences, clumps of native trees. Garden buildings designed as symbols or memorials, strategically placed in landscape. Flowers, fruit and kitchen garden banished to walled enclosure. Repton reintroduced paved terraces adjacent to the house, avenues and flowering island beds; also developed small specialised flower gardens, such as for roses or American plants.

Trees

All native species and the following introductions:

<i>Acer negundo</i>	1688	Box Elder
<i>Acer opalus</i>	1752	Italian Maple
<i>Acer pensylvanicum</i>	1755	Moosewood
<i>Acer platanoides</i>	Before 1683	Norway Maple
<i>Acer rubrum</i>	1656	Red Maple
<i>Acer saccharinum</i>	1725	Silver Maple
<i>Aesculus hippocastanum</i>	1615	Horse Chestnut
<i>Ailanthus altissima</i>	1751	Tree of Heaven
<i>Amelanchier ovalis</i>	1632	Snowy Mespilus
<i>Araucaria araucana</i>	1795	Monkey Puzzle
<i>Arbutus andrachne</i>	1724	Grecian Strawberry Tree
<i>Betula nigra</i>	1736	River Birch
<i>Betula papyrifera</i>	1750	Paper Birch
<i>Carya cordiformis</i>	1766	Butternut Hickory
<i>Catalpa bignonioides</i>	1726	Indian Bean Tree
<i>Cedrus libani</i>	Before 1650	Cedar of Lebanon
<i>Cercis siliquastrum</i>	1596	Judas Tree
<i>Corylus colurna</i>	1582	Turkish Hazel
<i>Crataegus phaenopyrum</i>	1738	Washington Thorn
<i>Fagus sylvatica</i> 'Purpurea'	1760	Copper Beech
<i>Fraxinus ornus</i>	Before 1700	Manna Ash
<i>Ginkgo biloba</i>	1758	Maidenhair Tree
<i>Gleditsia triacanthos</i>	1700	Honey Locust
<i>Gymnocladus dioica</i>	1748	Kentucky Coffee Tree
<i>Halesia carolina</i>	1756	Snowdrop Tree
<i>Juglans nigra</i>	1686	Black Walnut
<i>Koelreuteria paniculata</i>	1763	Pride of India
<i>Laburnum alpinum</i>	1591	Scotch Laburnum
<i>Larix x pendula</i>	1739	Weeping Larch
<i>Liquidambar styraciflua</i>	1681	Liquidambar
<i>Liriodendron tulipifera</i>	1688	Tulip Tree
<i>Nyssa sylvatica</i>	1750	Tupelo
<i>Pinus cembra</i>	1746	Arolla Pine
<i>Pinus pinaster</i>	Before 1596	Maritime Pine
<i>Pinus strobus</i>	1705	Weymouth Pine
<i>Platanus x hispanica</i>	1663	London Plane
<i>Populus nigra</i> 'Italica'	1758	Lombardy Poplar
<i>Pterocarya fraxinifolia</i>	1782	Caucasian Wing-nut
<i>Pyrus salicifolia</i>	1780	Willow-leaved Pear
<i>Quercus cerris</i>	1735	Turkey Oak
<i>Quercus coccinea</i>	1691	Scarlet Oak

<i>Quercus ilex</i>	1580	Holm Oak
<i>Quercus rubra</i>	1724	Red Oak
<i>Quercus x hispanica</i> 'Lucombeana'	1763	Lucombe Oak
<i>Robinia pseudoacacia</i>	1636	False Acacia
<i>Sassafras albidum</i>	1633	Sassafras Tree
<i>Sophora japonica</i>	1753	Pagoda Tree
<i>Taxodium distichum</i>	1640	Swamp Cypress
<i>Taxus baccata</i> 'Dovastoniana'	1777	Westfelton Yew
<i>Thuja occidentalis</i>	1536	White Cedar
<i>Tilia tomentosa</i>	1767	Silver Lime
<i>Tsuga canadensis</i>	1736	Eastern Hemlock
<i>Zelkova carpinifolia</i>	1760	Caucasian Elm

Shrubs

<i>Aesculus pavia</i>	1711	Red Buckeye
<i>Aralia spinosa</i>	1688	Devil's Walking Stick
<i>Buddleia globosa</i>	1774	Orange Ball Tree
<i>Buxus balearica</i>	1780	Balearic Box
<i>Camellia japonica</i> varieties eg 'Donkelarii'	1739	
<i>Chaenomeles speciosa</i>	Pre 1800	Japonica
<i>Chimonanthus praecox</i>	1766	Winter Sweet
<i>Clethra alnifolia</i>	1731	Sweet Pepper Bush
<i>Cornus alba</i>	1741	Red-barked Dogwood
<i>Cornus alternifolia</i>	1760	
<i>Cornus florida</i>	1730	Flowering Dogwood
<i>Coronilla glauca</i>	1722	
<i>Corylus maxima</i>	1759	Filbert
<i>Cotinus coggygria</i>	1629	Smoke Bush
<i>Cytisus multiflorus/albus</i>	1752	White Spanish Broom
<i>Cytisus purpureus</i>	1792	Purple Broom
<i>Danae racemosa</i>	1713	Alexandrian Laurel
<i>Daphne cneorum</i>	1752	Garland Flower
<i>Daphne odora</i>	1771	
<i>Daphne pontica</i>	1752	
<i>Dorycnium hirsutum</i>	1683	
<i>Elaeagnus angustifolia</i>	C16th	Oleaster
<i>Erica arborea</i>	1658	Tree Heath
<i>Euonymus latifolius</i>	1730	
<i>Gaultheria procumbens</i>	1762	Creeping Wintergreen
<i>Genista hispanica</i>	1759	Spanish Gorse
<i>Halimium halimifolium</i>	1650	
<i>Hibiscus syriacus</i>	1596	Mallow
<i>Hydrangea arborescens</i>	1736	
<i>Hypericum calycinum</i>	1676	Rose of Sharon
<i>Kalmia angustifolia</i>	1736	Sheep Laurel
<i>Kalmia latifolia</i>	1734	Calico Bush
<i>Magnolia grandiflora</i>	1734 -	Magnolia
<i>Phillyrea angustifolia</i>	1597	
<i>Phillyrea latifolia</i>	1597	
<i>Prunus laurocerasus</i>	1576	Cherry Laurel
<i>Prunus lusitanica</i>	1648	Portugese Laurel

Nineteenth Century Garden

Features

Gardenesque style proposed by J.C. Loudon between the late 1820s and 1840, as: ‘Scenery best calculated to display the individual beauty of trees, shrubs and plants in a state of nature...curved directions...firmness of gravel walks; in short it is calculated for displaying the art of the gardener.’

Shrubs widely spaced in irregular island beds, often with a narrow outer band of brightly coloured bedding plants.

Victorian gardens (1837 – 1901) typically incorporated an Italianate parterre, with bedding plants, rose gardens, fountains, terraces, sculpture and evergreen shrubberies. Bedding used tender and half-hardy exotics, arranged for high contrast of colour. From the 1870s onwards, this developed into carpet bedding: dwarf foliage plants clipped into flat surfaces.

An enormous influx of introductions gave rise to large private collections in pineta, arboreta, heatheries and alpine rockeries.

Trees







<i>Abies procera</i>	1830	Noble Fir
<i>Acer cappadocicum</i>	1838	Cappadocian Maple
<i>Acer ginnala</i>	1860	Amur Maple
<i>Acer macrophylla</i>	1826	Oregon Maple
<i>Acer palmatum</i>		Japanese Maple
<i>Catalpa bignonioides</i> ‘Aurea’	1877	Golden Indian Bean Tree
<i>Cedrus atlantica</i>	1840	Atlas Cedar
<i>Cedrus deodara</i>	1831	Deodar
<i>Cephalotaxus fortunei</i>	1849	Chinese Plum Yew
<i>Chamaecyparis lawsoniana</i> and varieties	1854	Lawson Cypress
<i>Chamaecyparis pisifera</i>	1861	Sawara Cypress
<i>Cryptomeria japonica</i>	1842	Japanese Cedar
<i>Cryptomeria japonica</i> ‘Elegans’	1854	Japanese Cedar – juvenile form
<i>Cupressus macrocarpa</i>	1838	Monterey Cypress
<i>Fagus sylvatica</i> ‘Asplenifolia’	1804	Cut-leaved Beech
<i>Fagus sylvatica</i> ‘Pendula’	1838	Weeping Beech
<i>Fagus sylvatica</i> ‘Riversii’	1880	Copper Beech
<i>Ginkgo biloba</i>	1758	Maidenhair Tree
<i>Juniperus communis</i> ‘Hibernica’	1838	Irish Juniper
<i>Juniperus horizontalis</i>	1830	Creeping Juniper
<i>Larix x pendula</i>	1739	Weeping Larch
<i>Paulownia tomentosa</i>	1834	Foxglove Tree
<i>Picea omorika</i>	1889	Serbian Spruce
<i>Picea smithiana</i>	1818	West Himalayan Spruce
<i>Pinus nigra</i>	1835	Austrian Pine
<i>Pinus radiata</i>	1833	Monterey Pine
<i>Prunus nigra</i> var. <i>maritima</i>	1759	Corsican Pine
<i>Prunus serrulata</i>	1822	Japanese Cherry
<i>Quercus palustris</i>	1800	Pin Oak
<i>Sequoiadendron giganteum</i>	1853	Wellingtonia
<i>Sequoia sempervirens</i>	1843	Coast Redwood
<i>Thuja plicata</i>	1853	Western Red Cedar
<i>Tilia x euchlora</i>	1860	Caucasian Lime
<i>Tilia petiolaris</i>	1840	Weeping Silver Lime
<i>Tsuga heterophylla</i>	1851	Western Hemlock

Shrubs

<i>Abelia x grandiflora</i>	1866	
<i>Abutilon vitifolium</i>	1836	
<i>Arundinaria auricoma</i>	1876	Bamboo
<i>Aucuba japonica</i>	1861	Laurel
Azaleas – Ghent Hybrids		
<i>Chaenomeles speciosa</i>	1869	Japonica
<i>Escallonia rubra</i>	1827	
<i>Forsythia x intermedia</i>	1880	
<i>Fuchsia magellanica</i>	1823	
<i>Hamamelis japonica</i>	1862	
<i>Hamamelis mollis</i> ‘Coombe Wood’	1879	Chinese Witch Hazel
<i>Hydrangea</i> ‘Mariesii’	1879	
<i>Hydrangea arborescens</i>	1736	
<i>Hydrangea paniculata</i> ‘Grandiflora’		1867
<i>Itea ilicifolia</i>	1901	
<i>Jasminum nudiflorum</i>	1844	Winter Jasmine
<i>Ligustrum lucidum</i>	1794	
<i>Ligustrum ovalifolium</i>	1885	Oval-leafed Privet
<i>Lonicera fragrantissima</i>	1845	
<i>Lonicera nitida</i>	1908	
<i>Magnolia liliflora</i>	1790	
<i>Magnolia sieboldii</i>	1865	
<i>Magnolia soulangeana</i> ‘Lennei’	1850	
<i>Magnolia stellata</i>	1862	
<i>Mahonia aquifolium</i>	1823	Oregon Grape
<i>Mahonia japonica</i>	1850	
<i>Osmanthus decora</i>	1866	
<i>Osmanthus heterophyllus</i>	1856	
<i>Pernettya mucronata</i>	1828	
<i>Philadelphus delavayi</i>	1887	Mock Orange
<i>Phormium tenax</i>	1789	New Zealand Flax
<i>Phyllostachys nigra</i>	1827	Black Bamboo
<i>Pseudosasa japonica</i>	1850	Black Bamboo
<i>Rhododendrons</i> , many species/hybrids eg, ‘Sappho’, ‘Cynthia’, ‘Lady Clementine Mitford’		
<i>Robinia hispida</i>	1743	Rose Acacia
<i>Rosa</i> – many varieties including ‘Comte de Chambord’, ‘Madame Plantier’, ‘Madame Hardy’, ‘Fantin- Latour’, ‘Tour de Malakoff’, ‘William Lobb’, ‘Boule de Neige’, ‘Mme Isaac Pereire’, ‘Mme Pierre Oger’, ‘Mme Alfred Carriere’		
<i>Syringa josikaea</i>	1830	Hungarian Lilac
<i>Syringa vulgaris</i> varieties including ‘Souvenir de Louis Spath’, ‘Madame Lemoine’		
<i>Yucca filamentosa</i>	1675	Spoonleaf Yucca
<i>Yucca gloriosa</i>	1550	Adam’s Needle

Tree and Shrub lists

KEY:


































-  Plants like dry conditions
-  Plants like dry or wet conditions
-  Plants like wet conditions
-  Plants like sunny positions
-  Plants like mid-shade positions
-  Plants like shady positions
- D Deciduous plants
- E Evergreen plants

N.B. 'Native' in this context refers to Kent rather than the United Kingdom

NATIVE SPECIES

English name	Latin name	Shape	Character area	Soil type	Dry/wet	Size	Growth rate	Sun/shade	Evergreen/deciduous	Notes
Alder, common	<i>Ainus glutinosa</i>		5,10,11,12,13,15	tolerates low fertility		medium tree	fast		D	Catkins in March
Ash, common	<i>Fraxinus excelsior</i>		1,2,3,4,5,6,7,8,9,10,11,12,13,14,	all		large tree	fast		D	
Aspen	<i>Populus tremula</i>		5,8,10,12	neutral to acid poor, damp		medium tree	fast		D	Will grow on acid sands as a shrub
Beech, common	<i>Fagus sylvatica</i>		2,3,4,7,9,16	chalk or well-drained		large tree	medium		D	Valuable hedge plant
Birch, downy	<i>Betula pubescens</i>		1,5,8,12	damp acid		medium tree	fast		D	Distinctive bark
Birch, silver	<i>Betula pendula</i>		4,7,8,12,16	acid, well-drained acid sand		medium tree	fast		D	Distinctive bark
Blackthorn, sloe	<i>Prunus spinosa</i>		3,4,5,10,11,12,13,18	all		medium shrub	medium		D	Suckering habit, good hedge and nesting cover
Box, common	<i>Buxus sempervirens</i>		1	chalk		med-large shrub	slow		E	Valuable hedge plant
Buckthorn, alder	<i>Fragula alnus</i>		8,12	all		large shrub	medium		D	Bears fruit, coppices well
Buckthorn, purging	<i>Rhamnus cathartica</i>			chalk		large shrub small tree			D	Bears fruit
Butchers Broom	<i>Ruscus aculeatus</i>		1,2,3	chalk preferred		small shrub	medium		E	Spiny and tough; berries
Cherry, bird	<i>Prunus padus</i>			all		medium tree	medium		D	Attractive foliage, flowers and fruits
Cherry, wild cherry/ gean/ mazzard	<i>Prunus avium</i>		2,3	clay		medium tree	fast		D	Fruit and flower
Crab apple	<i>Malus sylvestris</i>		4 to 17	acid/ neutral sands and		small tree	medium		D	Fruit, flower. Good mixed hedgerow shrub
Damson	<i>Prunus domestica</i>			all		small tree	medium		D	Flowers and fruit. Spiny
Dogwood, common	<i>Cornus sanguinea</i>		1,14	chalk		medium shrub	fast		D	Suckering: fruit and flower, autumn colour
Elder, common	<i>Sambucus nigra</i>		1,2,3; all	prefers chalk but will grow		small tree or shrub	fast		D	Edible berries and flowers
Elm, wych	<i>Ulmus glabra</i>		1,2,5,11,14	clay, not acid		large tree	medium		D	Susceptible to Dutch Elm disease
Field maple	<i>Acer campestre</i>		1,2,3,4,6,7,9,10,12,14	prefers chalk or neutral		small tree	medium		D	Good hedgerow species; autumn colour
Guelder rose	<i>Viburnum opulus</i>		3,12	neutral to alkaline		medium shrub	fast		D	Flowers and fruit. Bushy form, suckering if cut
Hawthorn, common	<i>Crataegus monogyna</i>		1,3,4,5,6,9,10,11,12,14	all except infertile acid		small tree or shrub	medium		D	Good hedgerow species. Fruit and flowers, spines
Hawthorn, midland/ woodland	<i>Crataegus laevigata</i>		10,11,12,13,15	clay		tall shrub	slow in height		D	Good woodland species, but rare
Hazel	<i>Corylus avellana</i>		1,2,3,4,5,6,7,8,10,11,12	neutral to acid		medium shrub			D	Catkins and nuts. Hedgerow and woodland plant
Holly	<i>Ilex aquifolium</i>		1,3,5,12,14	all		small tree and large shrub	slow		E	Valuable hedge plant. Berries
Hornbeam	<i>Carpinus betulus</i>		1,2,3,5,8,9,10,11,12,16	alkaline/ neutral/ clay		large tree	medium		D	Responds well to cutting
Lime, small-leaved (Linden)	<i>Tilia cordata (parvifolia)</i>		3,4,5,6	fertile clay		large tree	medium		D	Small fragrant flowers. Woodland tree
Lime, large-leaved	<i>Tilia platyphyllos</i>		3,4,5,6	fertile loam		large tree	fast		D	Fragrant flowers. Woodland tree
Oak, common/ pedunculate	<i>Quercus robur</i>		2,3,4,5,6,9,10,11,12,13,14, 15,16	clay, neutral alkaline		large tree	slow		D	Acorns
Oak, sessile	<i>Quercus petraea</i>		5,7,8,9,14	acid, well-drained		large tree	very slow		D	Acorns
Osier, common	<i>Salix viminalis</i>		10,11,12,13,15	by water, neutral to alkaline		medium shrub	fast		D	Catkins in April/ May. Used for basket-making. Valuable
Poplar, black	<i>Populus nigra</i>		11	alluvial soils		large tree	fast		D	Now rare nationally





































































NATIVE SPECIES

English name	Latin name	Shape	Character area	Soil type	Dry/wet	Size	Growth rate	Sun/shade	Evergreen/deciduous	Notes
Privet, common	<i>Ligustrum vulgare</i>		1,2,3,4	chalk		medium shrub	medium		Semi E	Berries
Rose, scotch	<i>Rosa pimpinellifolia</i>		1	chalk		small shrub	fast		D	Flowers
Spindle	<i>Euonymus europaeus</i>		3,4,5,12,15	calcareous clay		large shrub	medium		D	Good autumn colour. Berries
Wayfaring tree	<i>Viburnum lantana</i>		1,2,3	chalk		shrub/ small tree	medium		D	Flowers and fruit
Whitebeam	<i>Sorbus aria</i>		1,2,3	chalk or sandstone (greensand)		large shrub/ small tree	medium		D	Occurs locally with yew
Wild service tree	<i>Sorbus torminalis</i>		10,11,12	clay (calcareous)		large shrub/ small tree	slow		D	Fruits speckled. Flowers
Willow, crack	<i>Salix fragilis</i>		1,11,12,13,15	neutral calcareous		large tree	fast		D	Waterside plant
Willow, goat/ great willow	<i>Salix caprea</i>		8,11,12,13,14,15	all		large shrub/ small tree	fast		D	Large catkins
Willow, grey	<i>Salix cinerea</i>		10,11,12,13,15	all		large shrub/ small tree	fast		D	Catkins
Willow, white	<i>Salix alba</i>		1,5,11,13,14	neutral calcareous clays		large tree	fast		D	Pollards well. Waterside plant
Yew	<i>Taxus baccata</i>		1,2,3	chalk		medium shrub to large tree	slow		E	Red berries on females. All parts poisonous





























































































NEAR-NATIVE SPECIES

English name	Latin name	Shape	Soil type	Dry/wet	Size	Growth rate	Sun/shade	Evergreen/deciduous	Notes
Alder, grey	<i>Alnus incana</i>		not chalk		medium tree	fast		D	Useful in difficult, wet conditions; catkins
Alder, Italian	<i>Alnus cordata</i>		not chalk		medium tree	medium		D	Useful in difficult, wet conditions; cones
Ash, claret	<i>Fraxinus oxycarpa</i> 'Raywood'		all		medium tree	fast		D	Purple autumn colour
Ash, manna	<i>Fraxinus ornus</i>		all		small tree	fast		D	Attractive foliage, flowers and fruits
Cherry, flowering	<i>Prunus avium</i> 'Flore Plena'				medium tree	fast		D	Flowers
Chestnut, horse	<i>Aesculus hippocastanum</i>		all		large tree	fast		D	Conkers; flowers; good parkland tree
Chestnut, horse	<i>Aesculus hippocastanum</i> 'Baumannii'		medium to loam		large tree	fast		D	Bears large double white flowers. Does not set seed
Chestnut, Spanish/ sweet	<i>Castanea sativa</i>		all		large tree	fast		D	Flowers and fruit; autumn colour; extensively planted as coppice
Cotoneaster	<i>Cotoneaster</i> 'Cornubia'		all		large shrub	fast		E	White flowers and red fruits
Cotoneaster	<i>Cotoneaster</i> 'Exburiensis'		all		large shrub	fast		E	White flowers and yellow fruits
Cotoneaster	<i>Cotoneaster salicifolius</i> var. <i>floccosus</i>		all		large shrub	fast		E	White flowers and red fruits. Good for exposed shady walls as a climber
Crab apple	<i>Malus</i> 'Golden Hornet'		all		small tree	medium		D	White flowers and yellow fruits till winter
Crab apple	<i>Malus hupehensis</i>		all		small tree	medium		D	Fragrant soft pink-white flowers
Crab apple	<i>Malus</i> 'John Downie'		all		small tree	medium		D	More susceptible to apple scab & mildew than other varieties; fruit and flowers
Crab apple	<i>Malus</i> 'Snow Cloud'		all		small tree	medium		D	Upright habit with white double flowers
Crab apple, Japanese flowering	<i>Malus floribunda</i>		all		small tree	medium		D	Rose red - to pink- white flowers
Crab apple, pillar apple	<i>Malus tschonoskii</i>		all		small tree	medium		D	Good autumn colour
Hawthorn, may	<i>Crataegus oxyacantha</i> 'Plena'; <i>Crataegus x prunifolia</i>		all		large shrub/ small tree			D	Flowers and berries
Hornbeam, fastigiate	<i>Carpinus betulus</i> 'Columnaris'		all		medium tree	slow		D	Very narrow spread (3m); good street tree
Hornbeam, fastigiate	<i>Carpinus betulus</i> 'Fastigiata'		all		medium tree	slow		D	Good street/ avenue tree
Lime, common	<i>Tilia x europaea</i>		fertile loam		large tree	fast		D	Fragrant flowers
Lime, silver/ Linden	<i>Tilia tomentosa</i>		all		large tree			D	White hanging flowers mid to late summer
Lime, small-leaved	<i>Tilia cordata</i> 'Greenspire'		all		medium tree			D	Street/ avenue tree
Maple, ash-leaved/Box elder	<i>Acer negundo</i>		neutral - acid		small tree	medium to fast		D	Attractive foliage; flowers and fruit
Maple, field	<i>Acer campestre</i> 'Eisrijk' or 'Streetwise'				medium tree	slow to medium		D	Good for commercial/ urban developments
Oak, Turkey	<i>Quercus cerris</i>		most		large tree	slow		D	Good autumn colour
Oak, red	<i>Quercus rubra</i>		acid preferred		large tree	fast		D	Good autumn colour
Oak, pin	<i>Quercus palustris</i>		acid preferred		large tree	medium		D	Good autumn colour
Pear, ornamental	<i>Pyrus calleryana</i> 'Chanticleer'		fertile, not chalk		small/ medium tree	medium		D	Flowers; colour
Service tree, true	<i>Sorbus domestica</i>		all		medium tree	slow		D	Dark brown and orange bark; edible pear-like fruits if bletted
Viburnum	<i>Viburnum opulus</i> 'Compactum'		all		large shrub	fast		D	Flowers and fruit
Walnut, common	<i>Juglans regia</i>		all		medium tree	fast		D	Edible nuts; good avenue tree
Willow, violet	<i>Salix daphnoides</i>		all		medium tree/ shrub	fast		D	Very tolerant of waterlogging; attractive winter stems





























































ORNAMENTAL SPECIES

English name	Latin name	Shape	Character area	Soil type	Dry/wet	Size	Growth rate	Sun/shade	Evergreen/deciduous	Notes
Ash	<i>Fraxinus oxycarpa</i> 'Flame'			all		medium tree	fast		D	Flowers, autumn colour; a good avenue tree
Beech, copper	<i>Fagus sylvatica</i> var. <i>purpurea</i>			all, including chalk		large tree	medium		D	Foliage colour
Birch, paper/ canoe	<i>Betula papyrifera</i>		river valleys	most		medium tree	fast		D	Peeling bark
Birch, river/ black	<i>Betula nigra</i>		river valleys	most		medium tree	fast		D	White stems; useful for damp conditions
Birch, white-stemmed	<i>Betula jacquemontii</i>			most		medium tree	fast		D	Pure white stems; large catkins
Cherry, peeling bark	<i>Prunus serrula</i>			all		small tree			D	Attractive winter bark
Indian bean tree	<i>Catalpa bignonioides</i>			acid/neutral, clay/loam		large tree	fast		D	Large attractive leaves
Larch	<i>Larix decidua</i>			not wet or chalk		large tree	fast		D	Bright green spring foliage and yellow autumn colour
Magnolia, star flowered	<i>Magnolia kobus</i>			all		small tree/ large shrub	medium		D	Early spring flowers
Maidenhair tree	<i>Ginkgo biloba</i>			all		medium/ large tree	slow		D	
Maple, Norway	<i>Acer platanoides</i> 'Emerald Queen'			all		large tree	fast		D	Needs adequate space
Maple, red	<i>Acer rubrum</i>			neutral to acid		large tree	fast		D	Good autumn colour
Maple, silver	<i>Acer saccharinum</i>			all		small to medium tree	fast		D	Good autumn colour; attractive foliage
Mulberry, common/ black	<i>Morus nigra</i>			well-drained clay		medium tree	slow		D	Fruit
Oak, holm/ evergreen	<i>Quercus ilex</i>			all		large tree	slow to medium		E	Good in urban and coastal situations
Plane, London	<i>Platanus x hispanica</i>			most		large tree	fast		D	
Plane, oriental	<i>Platanus orientalis</i>			most		large tree	fast		D	
Rowan, Kashmir	<i>Sorbus cashmiriana</i>		river valleys	most		small tree/ large shrub	fast		D	White berries, flowers
Rowan, mountain ash	<i>Sorbus aucuparia</i> 'Beissneri'			all		small tree	fast		D	Winter stems; colour, fruit and flowers
Rowan, mountain ash	<i>Sorbus aucuparia</i> 'Sheerwater Seedling'			all		small tree	fast		D	Large foliage; flowers and fruit
Rowan, mountain ash	<i>Sorbus aucuparia</i> 'Xanthocarpa'			all		small tree	fast		D	Yellow berries
Rowan, Tibetan	<i>Sorbus thibetica</i>			all		medium tree	medium		D	Distinctive urban tree
Strawberry tree	<i>Arbutus unedo</i>			all except chalk		large shrub/ small tree	slow		E	Shrub for the first 10 years at least
Tree of Heaven	<i>Ailanthus altissima</i>			most		large tree	fast		D	Not for exposed sites; flowers and foliage
Whitebeam	<i>Sorbus aria</i> 'Lutescens'			all, especially chalk		medium tree	medium		D	Silver foliage; flowers and fruit
Whitebeam	<i>Sorbus aria</i> 'Mitchelli'			all, especially chalk		small tree	medium		D	Large leaf; autumn colour
Pine, Scots	<i>Pinus sylvestris</i>			acid		large tree	fast		E	Native to Scotland

























ORNAMENTAL SHRUBS

English name	Latin name	Shape	Soil type	Dry/wet	Size	Growth rate	Sun/shade	Evergreen/deciduous	Notes
Bamboo	<i>Arundinaria</i>		well-drained		spreading	fast		E	Screening
Bamboo, Japanese	<i>Pseudosasa japonica</i>		well-drained		clump-forming	fast		E	Screening
Beauty bush	<i>Kolkwitzia amabilis</i>		all		medium shrub	fast to medium		D	Late spring/ early summer flowers
Bluebeard	<i>Caryopteris x clandonensis</i>		chalk and sand		small shrub	fast		D	Late flowering (blue); grey foliage
Box, christmas	<i>Sarcococca humilis</i>		most		low shrub	slow		E	Fragrant flowers in winter
Buddleia/ butterfly bush	<i>Buddleia davidii</i> in variety		most		large shrub	fast		D	Late summer flowering; attracts butterflies
Buttercup shrub/ shrubby cinquefoil	<i>Potentilla</i>		most		small shrub	fast		D	Flowers; ground cover
California lilac	<i>Ceanothus 'Blue Mound'</i>		all		medium/ large shrub	medium to fast		D/E	Blue flowers in early summer; Ground cover
California lilac	<i>Ceanothus 'Gloire de Versailles'</i>		all		medium/ large shrub	medium to fast		D/E	Powder blue flowers in summer
Clematis	<i>Clematis montana</i>	climber	all		climber	fast		D	Flowers
Clematis, evergreen	<i>Clematis armandii</i>	climber	all		climber	fast		E	Needs shelter; fragrant flowers in early spring
Cotoneaster	<i>Cotoneaster conspicuus 'Decorus'</i>		all		medium shrub	medium		E	Ground cover, low growing mound; flowers and fruit
Cotoneaster	<i>Cotoneaster lacteus</i>		all		medium shrub	medium		E	Good for hedging and screening
Cotoneaster	<i>Cotoneaster x watereri</i>		all		medium shrub	medium		E	
Daisy bush	<i>Olearia</i>		neutral to acid		medium shrub	slow to medium		E	Flowers; grey leaf
Dogwood, common	<i>Cornus alba</i>		all		medium shrub	fast		D	Ornamental stems and foliage
Dogwood, yellow stemmed	<i>Cornus stolonifera 'Flaviramea'</i>		all		medium shrub	fast		D	Ornamental stems
Elaeagnus	<i>Elaeagnus angustifolia</i>		most		medium/ large shrub	medium to fast		D	Silver-leaved foliage
Elaeagnus	<i>Elaeagnus x ebbingei</i>		most		large shrub	fast		E	Shelter and screening
Elder	<i>Sambucus</i> in variety		all		large shrub	fast		D	Foliage and flowers; edible fruit
Escallonia	<i>Escallonia</i> in variety		not chalk		medium shrub	fast		E	Flowers; can be used for hedging
Euonymus, winged	<i>Euonymus alatus</i>		all		medium shrub	slow to medium		D	Autumn colour; feature shrub
Euonymus, wintercreeper	<i>Euonymus fortunei 'Silver Queen'</i>		all		low shrub	slow to medium		E	Good ground cover for shady and exposed areas
Firethorn	<i>Pyracantha</i>		most		large shrub	fast		E	Spines and berries; also a climber
Flowering currant	<i>Ribes sanguineum</i>		most		medium shrub	medium		D	Flowers in late spring
Genista	<i>Genista lydia</i>		all		small shrub	slow to medium		D	Drought resistant ground cover; yellow flowers
Hazel/ filbert	<i>Corylus maxima</i>		all		large shrub	fast		D	
Hebe	<i>Hebe</i> in variety	Various shapes and sizes	light, open soils		medium shrub	fast		E	Summer flowering
Honeysuckle, boxleaf	<i>Lonicera nitida 'Maigreen'</i>		all		small shrub	fast		E	Low evergreen ground cover. No flowers
Honeysuckle, winter	<i>Lonicera fragrantissima</i>		all		medium shrub	medium		semi E	Fragrant; winter flowering
Hydrangea, climbing	<i>Hydrangea petiolaris</i>	climber or ground cover	all		low shrub	fast		D	Good ground cover; excellent for dry and difficult situations
Hydrangea, oak-leaved	<i>Hydrangea quercifolia</i>		all		medium shrub	fast		D	Flowers; autumn colour

ORNAMENTAL SHRUBS

English name	Latin name	Shape	Soil type	Dry/wet	Size	Growth rate	Sun/shade	Evergreen/deciduous	Notes
Hydrangea, panick	<i>Hydrangea paniculata</i> 'Grandiflora'		most except chalk		large shrub	medium		D	Late summer flowering
Hydrangea, rough-leaved	<i>Hydrangea aspera</i>		neutral to acid		medium shrub	medium		D	Flowers
Ivy, shrubby	<i>Hedera</i>		all		small shrub	slow		E	Ground cover
Japanese angelica tree	<i>Aralia elata</i>		most		large shrub	fast		D	Handsome foliage; large architectural plant
Japanese quince	<i>Chaenomeles speciosa</i>		most		medium shrub	medium		D	Very hardy; good wall shrub; fruit and flowers
Japanese quince	<i>Chaenomeles x superba</i>		most		medium shrub	medium		D	Very hardy; good wall shrub; fruit and flowers
Laurel, common	<i>Prunus laurocerasus</i>		most, not chalk		large shrub	fast		E	Flowers; makes tall hedge or screen
Laurel, spotted/ Japanese	<i>Aucuba japonica</i>		all		large shrub	medium		E	Good for shady areas
Lavender	<i>Lavandula</i>		sand		low shrub	fast		E	Aromatic leaves and flowers
Lilac	<i>Syringa vulgaris</i>		all		medium/ large shrub	fast		D	Fragrant flowers
Mahonia, Oregon grape	<i>Mahonia aquifolium</i>		all		small shrub	medium		E	Useful ground cover
Mahonia japonica	<i>Mahonia japonica</i> 'Charity'		most except chalk		medium shrub	medium		E	Scented winter flowers; architectural
Mexican orange blossom	<i>Choisya ternata</i>		most		medium shrub	fast		E	Glossy foliage; scented flowers
Osmanthus	<i>Osmanthus</i>		most, not chalk		medium shrub	slow		E	Scented flowers
Periwinkle	<i>Vinca</i>		most		ground cover	fast		E	Low and trailing; spring flowers
Pheasant berry	<i>Leycesteria formosa</i>		most		medium shrub	medium		D	Late summer flowers and fruit; attractive winter stems
Photinia	<i>Photinia</i>		most, not chalk		large shrub	medium		E	Red winter foliage
Rose, rock	<i>Helianthemum</i>		well-drained		small shrub	fast		E	Ground cover and summer flowers
Rose, rock	<i>Cistus x corbariensis</i>		all including chalk		small shrub	fast		E	Summer flowers
Rose, shrub	<i>Rosa</i> cultivars	Various	clay		medium to large shrub	fast		D	Scented flowers and fruit
Rubus, ground cover and evergreen	<i>Rubus</i>		most		low shrub	slow to medium		E	Good for shady areas
Sage, common	<i>Salvia officinalis</i>	Various	all except heavy clay		small shrub	fast		E	Culinary uses; ground cover
Skimmia	<i>Skimmia japonica</i>		acid to neutral		small shrub	slow to medium		E	Flowers and fruit
Smoke tree	<i>Cotinus coggygria</i>		all		large shrub	fast		D	Summer and autumn colour; flowers
Snowberry	<i>Symphoricarpos alba</i>		all		medium/ large shrub	fast		D	White fruits; suckers; makes medium hedge
Snowberry	<i>Symphoricarpos x chenaultii</i> 'Hancock'		all		low shrub	fast		D	Good ground cover; flowers and fruit
Snowy Mespilus	<i>Amelanchier lamarckii</i>		all		large shrub	fast		D	Attractive spring flowers and autumn foliage
Spiraea	<i>Spiraea japonica</i> 'Little Princess'		most		small shrub	fast		D	Low spreading carpet; summer flower
Spiraea	<i>Spiraea nana</i>		most		small shrub	fast		D	
Spiraea	<i>Spiraea nipponica</i> 'Snowmound'		most		small shrub	fast		D	White flowers
Spiraea	<i>Spiraea x bumalda</i>		most		small shrub	fast		D	Pink flowers
St John's Wort	<i>Hypericum</i> in variety	Various	all		medium shrub	medium		semi E/E	Yellow flowers. Effective ground cover on banks

ORNAMENTAL SHRUBS

English name	Latin name	Shape	Soil type	Dry/wet	Size	Growth rate	Sun/shade	Evergreen/deciduous	Notes
Sumach	<i>Rhus typhina</i>		all		large shrub	fast		D	Foliage, autumn colour; suckers
Tassel bush	<i>Garrya elliptica</i>		all		medium shrub	medium		E	Catkins in late spring; wall shrub
Viburnum	<i>Viburnum carlesii</i>		most		medium shrub	medium		D	Autumn colour, scented flowers in spring
Viburnum, Burkwood	<i>Viburnum x burkwoodii</i>		most		medium shrub	medium		semi E	Fragrant flowers; autumn colour
Viburnum, David's	<i>Viburnum davidii</i>		most		small/medium shrub	slow		E	Fruits and foliage; good ground cover
Viburnum, laurustinus	<i>Viburnum tinus</i>		most		medium shrub	medium		E	Winter flowers
Vine	<i>Vitis</i>	climber			climber	fast		D	Fruits and foliage; needs support
Virginia creeper	<i>Parthenocissus</i>	climber			climber	fast		D	Self clinging; autumn colour
Wisteria	<i>Wisteria species</i>	climber	most		ground cover	fast		D	Flowers; needs support

The following guidance is saved Section 9 of the Landscape Character Assessment and Landscape Guidelines (2000):

General Landscape Guidance

Special Issues



The Borough of Maidstone has a very varied and rich landscape which the Borough Council is committed to protecting and enhancing. This study has been undertaken to assess the variety of landscape character within the Borough. It has been established that there are 18 landscape character areas, each with a distinctive mixture of attributes. It is important that new development maintains and enhances that distinctiveness.

These guidance notes can be used to achieve this objective and to aid the planning application process. There may be exceptions to the guidance and situations where alternative approaches or proposals are acceptable. The Council will consider each application on its own merit. The guidance is intended to help developers in putting together their proposals, with an emphasis on measures that will integrate the development into the surrounding landscape. This can be achieved by thoughtful decisions about the location, scale, style of development, the materials used for buildings and hard surfaces, and a careful choice of appropriate trees and shrubs. These notes also contain advice on the type of planting associated with new development that will best protect and enhance the Borough's landscape and nature conservation objectives and contribute to local landscape character.

Key Points

- The relationship between the built-development, landscape proposals and the wider environment should be considered at the earliest stage of the design process.
- Development proposals should consider the impact on landscape and nature conservation throughout the life of a project and should consider both direct and indirect impacts.
- The design of any development should contribute to and enhance local landscape character. The distinctive features of each character area within the Borough are examined in detail within the individual character area descriptions. Each description includes a list of species that are found within that area, the use of which would contribute to maintaining the distinctiveness of the area and its nature conservation value.
- Habitat restoration or creation should meet local biodiversity objectives; it should consider the extension of common habitats as well as those that are rare or at risk.
- Development should seek to improve environmental quality and enable wildlife to co-exist with the built-environment.
- Where traditional materials are used, they should be of local origin.
- The design of any landscape scheme should ensure that the completed development can be managed and maintained without undue financial or environmental expense or intervention for the foreseeable future, i.e. it should be sustainable.
- Due regard should be given to designated sites and protected species. Where development needs override conservation objectives and loss or degradation of habitat is unavoidable, replacement habitat should be provided.
- Locate re-created habitat as close as possible to that lost, and in similar conditions. Where quality will be lower than that lost, or will take time to provide equivalent habitat value, then a greater size or habitat range should be offered.
- Any habitat remaining after loss or damage should be managed to increase its wildlife value. Management proposals should form part of the planning application documents.
- The creation of alternative habitats or features should only be considered where it is not possible to re-create the lost habitat type.
- Good planting will enhance the value and attractiveness of the scheme and will contribute to nature conservation and the distinctiveness of local landscape character. In rural areas it is particularly important that planting schemes should respect the local landscape character.
- Early discussion with the local planning authority prior to a planning application is encouraged. This will assist in formulating the content and level of detail that will be required by the authority for the planning application; it may also indicate situations in which the professional advice of a landscape architect, ecologist, or arboriculturalist may be needed.

The Preparation of Development Proposals

In preparing proposals for development there are a number of issues which should be considered either briefly or in detail, depending on the scale and environmental significance of the development. The amount of information the Council requires to be submitted in relation to these issues will also vary accordingly, hence a pre-application discussion with planning officers is advisable.

This guidance is intended to be helpful in the assessment of sites and the preparation of development proposals. However, in particularly sensitive sites or complex or large developments, expert advice may be required from a chartered landscape architect, ecologist, archaeologist or other specialist, as appropriate.

A. Survey and Analysis

The first part of the process of preparing details will involve the survey and analysis of the site as it exists, including its role within the surrounding area.

1. Consider the role of the site within the landscape and ecology of the surrounding area, for example:

- does the site and the features it contains appear prominent from viewpoints within the surrounding area?
- are particular areas of vegetation or features important in screening the content of the site?
- is the site adjacent to an important wildlife habitat, e.g. Ancient Woodland, stream, pond, chalk grassland?
- are any rare flora or fauna likely to be affected by activities on the site, especially those protected under the Wildlife and Conservation Act 1981, e.g. badgers, bats, great crested newts, dormice etc?
- is the site bounded by hedgerows? Would they be affected by access requirements?
- does the site contain significant woodland or trees?
- does the vegetation within the site form a link for wildlife to pass between other habitats or feeding areas?
- what opportunities exist for creating or restoring links between or enhancing habitats?

2. Check environmental designations and areas of nature conservation interest.

Consider whether development on the site would affect any areas covered by environmental designations.

- *Areas of Outstanding Natural Beauty* (AONBs). This designation applies to areas of national importance whose natural beauty is to be conserved and enhanced. Within the Borough, the Kent Downs are designated AONB (see Character Areas 1,2 and 3). Within the AONB, landscape quality will be given the greatest possible protection, and this will be given priority over all other planning considerations. Development will be resisted and, where it is permitted, must be of the highest standard of design and siting.
- *Special Landscape Areas* (SLAs) are designated by the local planning authority to protect and conserve their scenic quality and distinctive character. Within the Borough this designation covers the Kent Downs AONB, extensions of it to the south, the Greensand Ridge, part of the Low Weald and that part of the High Weald that lies within the Borough towards its southern boundary. The Borough will give priority to landscape over other planning considerations when determining planning applications, and developers are advised to bear this in mind and ensure that their proposals are of high quality and enhance local landscape character.
- *Areas of Local Landscape Importance* (ALLIs). This non-statutory designation identifies smaller areas of landscape importance, which are of value to particular localities, especially on the fringes of Maidstone's urban area. Within these areas particular attention will be given to the maintenance of open space and the character of the landscape. Encouragement will be given to improvements in public access.
- *Sites of Special Scientific Interest* (SSSIs) are notified under the Wildlife and Countryside Act 1981 (as amended in 1985) and are the most important sites in England for wildlife and earth science conservation. They are firmly protected from development that would have an adverse impact on their special interest, and developers should be aware that this impact could extend to development beyond the SSSI boundary where, for example, topography or hydrology might be affected.
- Sites of strategic wildlife and geological or physiographical importance are designated by Kent Wildlife Trust as *Sites of Nature Conservation Interest* (SNCIs). These sites provide a network of habitats throughout the county and are protected by Local Plan policy from development that would be harmful to the interests for which they have been designated. The extent of disturbance and change and the availability of alternative sites will be taken account of when development proposals are being considered.

- Sections 198(1) to (3) of the Town and Country Planning Act 1990 make provision for the preservation or replacement, 'in the interest of amenity', of trees, groups of trees or woodland. *Tree Preservation Orders* (TPOs) may apply to individual trees, groups of trees or woodland and may be found within Conservation Areas and elsewhere as designated by the local planning authority and shown on plans held by them. Such trees may not be felled or pruned without due authorization. (Note: TPO trees on adjacent sites may overhang and have roots growing within the site.) Felling licences are required from the Forestry Commission whenever any significant felling is proposed.
- *Ancient Woodland* is an important resource as a living record of the biological effects of centuries of interaction between man and trees. Kent contains around 10% of the national resource. The Borough Council does not list this category in the Local Plan but will protect Ancient Woodland from development and will encourage the maintenance and sympathetic management of these sites. Information on Ancient Woodland can be obtained from the Kent Wildlife Trust.
- The Borough contains over 1,000 kilometres of *hedgerows*, many of which are a valuable wildlife habitat and contribute to the landscape character of the area. Hedgerows are now offered a degree of statutory protection under the *Hedgerow Regulations 1997* with regard to their historic and ecological value. The Borough Council will encourage the retention and restoration of existing hedgerows and the planting of new hedgerows as a landscape and wildlife resource.
- *Ponds* do not currently enjoy any protection, despite their vital role within the environment in providing essential habitats for wetland wildlife (such as great crested newts, which are protected under European legislation) and enriching the landscape, especially in the Low Weald. The Borough Council will encourage developers to retain and increase ponds and wetland areas. Where their loss is unavoidable, compensatory measures will be required.

3. Assess the content of the site.

A professional survey may be helpful for large or complex sites, but the following should always be considered:

- existing built features;
- areas of archaeological interest;
- existing vegetation: trees and shrubs, especially those which are of high wildlife value or visible from the surrounding area, scrub, regenerating woodland and species-rich grassland;
- ground levels and slopes;
- areas of water or wet ground, drainage ditches, etc;
- existing hard surfaces;
- soil type and ground conditions;
- boundary types, e.g. fences, walls, hedges;
- presence of legally protected fauna, such as bats, badgers, etc.

4. Analyse the character of the site and its immediate context.

In addition to the character of the specific area as defined in the landscape assessment, there will be more localised issues to be taken into account. For example:

- does the site have a wooded or open character?
- does the site have a historic character by virtue of historic features within or adjacent to it?
- is the site within a particularly wetland or marshy area?
- do boundary features around the site form part of a larger pattern within the landscape?
- what are the surrounding land uses, e.g. industry, housing, agriculture?
- does the site contain derelict buildings or unsightly features which affect the character of the area?

5. Note features of interest within the site.

In addition to a survey of the content of the site, consideration should be given to how particular elements could be retained and enhanced as key features or focal points within the development, such as:

- streams, ponds and wetland areas;
- trees of particular prominence or character;
- natural spaces or focal areas defined by vegetation or ground levels;
- historic features such as old walls, hedges and earthworks.

Preparing Details for a Planning Application

Applications for development proposals can either be in outline or detailed.

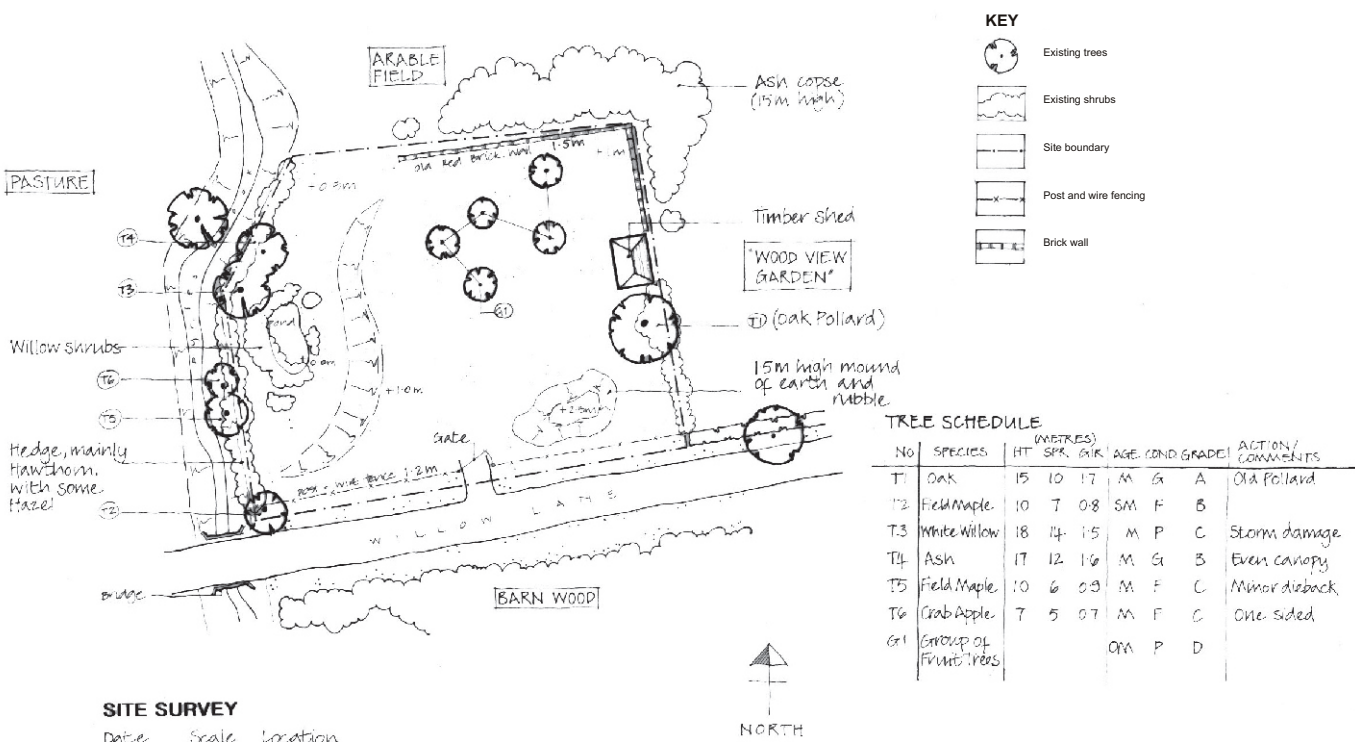
Outline applications should include a plan showing existing site features. If the application is granted consent, a number of 'reserved matters' will be identified. These will require further information, similar to that produced for a detailed application, to be submitted and approved before work can commence on site.

Applications for large developments will be required to show the layout of the proposals in outline, demonstrating that sufficient areas have been allowed for planting proposals and that adequate space is available to accommodate tree planting as it matures. An indication of key tree species and planting mixes for boundary and structure planting may also be required.

Detailed applications should include full details of the existing site and the proposed development. The amount of information required by the Council will depend on the scale and complexity of the development, and the sensitivity of the site. However, in most cases the following should be provided:

1. Survey of the site.

- plan of the existing site, showing all archaeological, historic, ecological and landscape features, i.e. all watercourses and waterbodies, trees and shrubs on the site, with a clear indication of their location, size and condition, as set out in BS5837 (1991);
- site levels, including contours where appropriate;
- soil type and ground conditions;
- clear indication of any features (including trees and hedgerows) that are intended to be removed;
- north point and scale;
- location, form and height of existing site boundaries;
- routes of existing footpaths/ rights-of-way on and adjoining the site;
- indication of land use on and adjoining the site;
- existing buildings and hard surfaces;
- existing services (water pipes, electricity cables etc.);
- indication of land use on and adjoining the site.

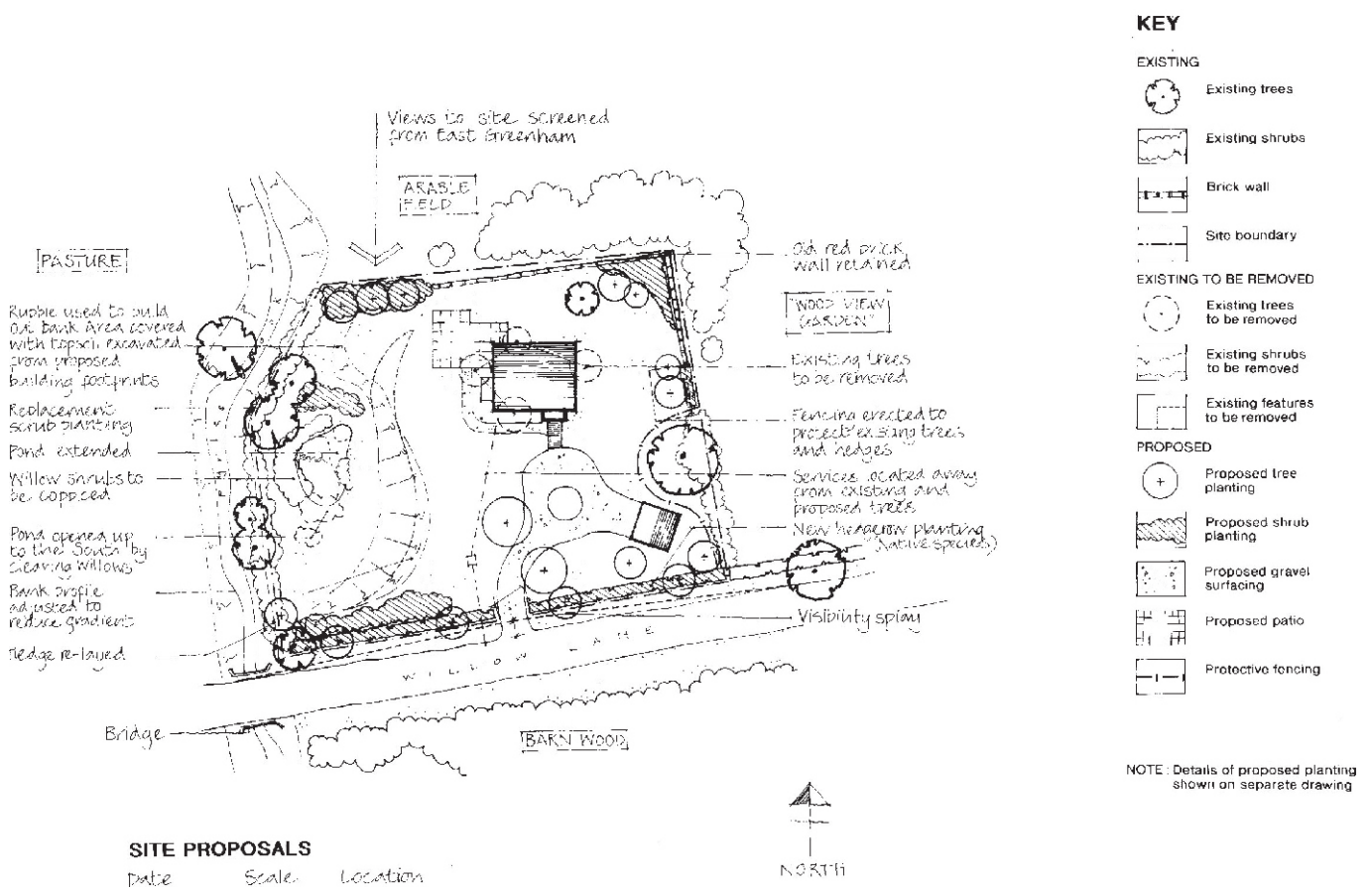


In applications of significant size, expert advice may be necessary to ensure that a professional assessment is made of the nature conservation and landscape value of the site. In particular, an ecological survey may be needed to establish whether the site contains or supports populations of rare or protected species. The timing of such a survey may be a critical consideration. It may be as important to keep young trees and shrubs, for their future contribution, as it is to keep mature specimens that may have a limited life-span. On larger sites with substantial numbers of trees, the Council will require a detailed tree survey to British Standard 5837 (1991) with an accurate plan showing their exact locations and canopy sizes. A topographical survey may also be necessary, including a note of the level beneath each tree.

2. Detailed proposals.

The detailed proposals should include:

- the location and size of all landscape and nature conservation features that are to be retained;
- the location and type of protection to be used around trees, shrubs and hedges to be retained. Adequate protection during the construction period is essential;
- the proposed layout of the development, including all hard surfaces and vehicle visibility requirements;
- the location and depth of proposed services and drainage. Particular care must be taken to avoid damage to trees and shrubs from the installation of services;
- any proposed changes of ground level, including soil storage areas (topsoil and subsoil);
- planting details including soil preparation, plant specification (species, size), planting density and initial maintenance (mulching, staking, weeding, cutting, etc.) and long-term management (thinning, coppicing, etc.);
- details of proposed boundary treatments (fences, walls, etc.);
- proposed areas of public open space, and their treatment;
- details of any management proposals to secure the future of established natural habitats or to create or encourage new habitats, e.g. open areas or areas of natural regeneration. Management agreements may be required for areas of high ecological value.

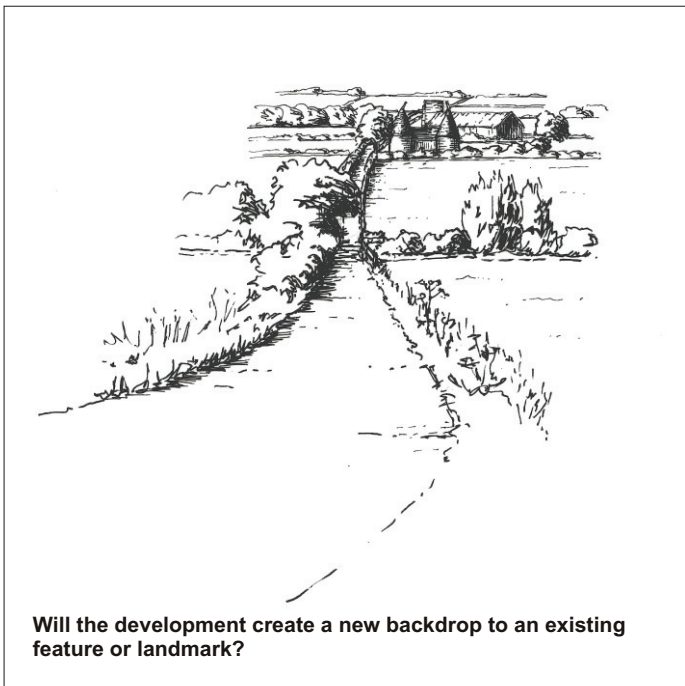


Design of Development Proposals

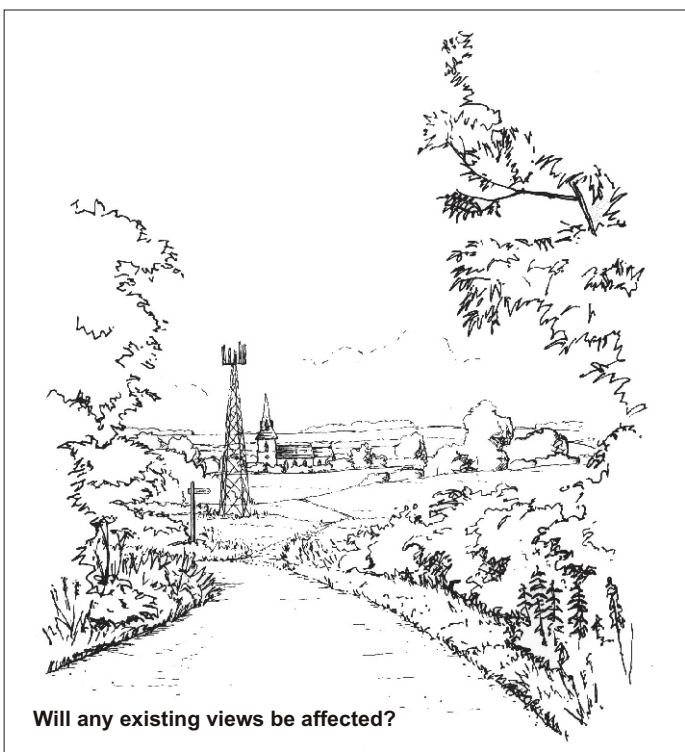
Once the information about the site has been gathered the details of the proposal can be prepared having regard for the landscape and ecological issues identified. The extent of issues to be considered will depend on the size and nature of the proposals and the sensitivity of the site.

1. Siting of the development.

The layout of the site, in particular the positioning of the built elements of the proposals, must take into account the environmental issues identified as well as practical and technical constraints such as existing underground or overhead services, vehicle access and turning requirements or disabled access provisions. Guidance is available in the *Kent Design Guide*, but examples of questions that may need to be asked are:



- will the development block existing important views or will it form a new focal feature?
- will it be seen against the horizon or against a backdrop of trees or buildings?
- will it create a new backdrop to an existing landscape feature/landmark?
- are parts of the site more important for wildlife than others?
- will the location of the built development allow sufficient room for the planting proposals that may be required to integrate it with the landscape or screen it if necessary?



2. Protection of features to be retained.

Before any design proposals are drawn up, the Archaeological Services of Kent County Council should be consulted about the possible location of archaeological remains within the site. Kent is a county rich in such sites, which are particularly likely to be found along the river valleys within and adjacent to Maidstone and on the lower slopes of the Kent Downs. Should the existence or likelihood of archaeological remains be established, it may still be possible to continue with the development proposals, providing certain safeguards can be put in place. The Archaeology Service will advise on this and the Borough Council will require to be assured that this process has been undertaken.

Other features to be retained will include the important historic and/or nature conservation features listed above. Once these have been identified and safeguarded, the position of buildings, roads, paths and new services can be decided. No changes in ground level or excavation of any kind should take place within the root zones of trees (see BS5837). Sufficient room should also be allowed for construction activities without disturbance of these areas.

TREE PROTECTION

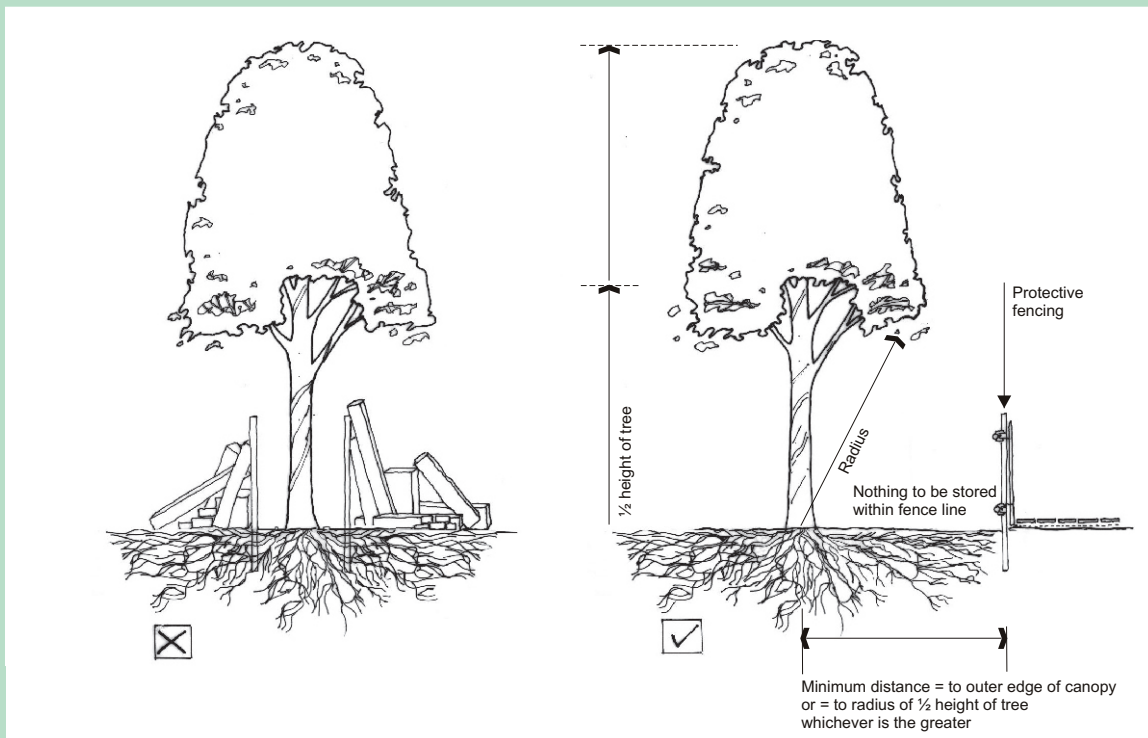
Trees have both structural roots to support and anchor the whole tree and fibrous roots to feed them.

The fibrous root system requires water, nutrients and oxygen from the soil. This part of the root system therefore exists close to the surface of the ground in the topsoil (normally the top 150-200mm).

Where construction activities could affect trees to be retained, adequate protection must be provided from compaction, pollution and physical damage.

The root zone must be protected in addition to the canopy with fencing placed either:

- 1) outside the outer limit of the canopy
- or
- 2) in the case of trees which are taller than they are wide, at a distance from the trunk equivalent to half the height of the tree,
- or
- 3) at a distance derived from Table 1 of BS5837 (1991)



In all cases protective fencing should be in accordance with BS5837 (1991) using chestnut paling supported by scaffolding poles to a height of 1.2m.

Where it is necessary for construction activity to take place within 3m of the edge of a canopy, and damage could occur to the canopy of a tree, then taller scaffolding and hoardings may be required.

No plant, building materials, soils or machinery can be stored within protected areas, nor fires lit, and compaction of the ground must be avoided. Excavation or changes in soil level in these areas should be avoided, and where essential must be carried out by hand only, any roots over 25mm diameter being left intact.

In exceptional circumstances where temporary construction access is necessary within the root zones of trees, additional measures will be required to minimise ground compaction or damage to the root system e.g. the use of sleepers or other timber to spread the weight of pedestrian or vehicular movements over a wider area. In such cases a written statement of such measures will be required in addition to accurate plans showing the areas and trees involved. Professional advice should be sought in such cases.

3. Enhancement or creation of ecological features.

The Council will encourage schemes that enhance the nature conservation value of an area. Proposals that destroy areas of important habitat should include replacement or increased habitat value elsewhere. It may be possible to improve existing habitats, such as ponds, ditches, grassland, hedgerows and areas of woodland, or to create new ones through pond restoration, re-coppicing, new native planting, wildflower seeding, or the excavation of wetland areas. Appropriate management regimes may also be used to encourage evolving habitats such as areas of scrub, regenerating woodland or species rich grassland. These types of proposals may also mitigate any potentially harmful aspects of the development, e.g. where it may have been necessary to remove some existing vegetation or habitat areas. Where areas of high ecological value are involved the Council may require a management plan to be drawn up and a planning agreement signed to secure the future of the site and its nature conservation role.

4. Building materials and colour.

It will be more important in rural and historic areas to ensure that the appearance of the built elements of the development is appropriate to its surroundings. Locally used materials should be favoured or those which sit comfortably alongside them. The colour of large industrial or agricultural buildings will usually be better if recessive and of a tone similar to that of traditional building materials of the area. The background against which the building is viewed should also be considered, to ensure that the building is of a complementary colour, whether viewed against the sky or dark woodland (see example).



Had the roof of this building been darker it would have been less visible against the woodland behind

5. Highways/access detailing.

The character of rural lanes and villages can be damaged by the addition of concrete kerbs, white and yellow lines, road signs and traffic-calming measures. Standard highway road widths and turning radii when applied to new development can also drastically change the character of a rural village. Although safety should not be sacrificed, there may be alternatives which both the developers and Council can explore, particularly now that current traffic management policies have reverted to 'traffic calming' rather than aiding the speedy flow of vehicles. Traffic-calming measures themselves require careful design if they are to avoid being visually intrusive and yet fulfil their purpose.

6. Surface materials.

These also require careful thought, especially in rural and historic areas where modern concrete products and large expanses of tarmac would be particularly uncharacteristic. Products using locally found natural components are more likely to be acceptable, although ragstone paving is no longer produced locally. Distinctive natural products from other areas, such as slate or pebbles, will not usually be acceptable. In order to maintain the rural character of the Borough, hard surfaces should be chosen to minimise the urban effect. The following list sets out a number of surface types in an order of priority, starting with the most 'low-key' and low impact surfaces which are likely to change the rural character least:

- *Reinforced Grass:* hardcore, stone, crushed concrete or builder's rubble laid with topsoil spread over the top and grass allowed to grow over. Suitable for occasional light use, e.g. to reinforce gateways to fields, tracks, bridleways, etc. Also, geotextiles laid within the topsoil (e.g. plastic grid/mesh) which are invisible once grass has been established. Suitable uses include overflow car park areas. Concrete reinforcement which allows vegetation to grow through pockets is not generally suitable for grass areas as it remains visible and unsightly.
- *Crushed Concrete or Stone,* e.g. flint or limestone (with fines), rolled to form a tightly-bound surface. Suitable uses include car park areas with low use or low key urban footpaths.
- *Lime Stabilised Soil.* Suitable uses include low-use agricultural roads.

- *Exposed Aggregate Concrete*: this is preferable to normal concrete although some exposure does eventually occur here too, through wear over time. Suitable uses include farmyards if a clean, hard-wearing surface is necessary, or rural industrial development.
- *Loose Gravel or Hoggin* laid over a hardcore sub-base - suitable uses include pedestrian paths, or lightly-used parking areas or drives.
- *Tar-bound Gravel* is more hard wearing and in areas of light vehicular use the surface will eventually darken, particularly along wheel lines, as the gravel becomes embedded within the tar. Suitable uses include shared drives, private roads, and lightly-used vehicle areas in historic sites and pedestrian areas. Also suitable for cycleways if the loose material is swept away.
- *Resin-bound Gravel* is a more hard-wearing but more expensive solution. Skid-resistance can be improved by mixing with sharper aggregates, e.g. granite chips, which will darken the effect, or Chinese bauxite which will maintain the light natural gravel effect. For the long-term maintenance of a light colour, clear resin can be used at a further increase in cost. Suitable uses include historic areas or sensitive landscapes where heavier vehicle use (e.g. the turning of refuse collection vehicles) is necessary.
- *Clay Pavers* are more suited to rural and historic areas, especially if those with a less regular 'hand-made' appearance are chosen. Colour and texture should suit locally-used materials. Suitable uses include paths and light vehicle use. More durable pavers are available for trafficked areas, but appearances are more uniform and urban.
- *Natural Stone Products* from local sources are confined to ragstone setts, examples of which can be seen in many villages. Nationally used historic products like York stone and granite setts may be found around older urban buildings or larger country houses but are not appropriate for extensive use in village churches, cottages or ordinary rural areas. Other natural stone from further afield, e.g. Welsh slate, Norwegian granite, large Scottish beach pebbles, etc, should not normally be used.
- *Concrete Blocks*. 'Conservation Products' developed specifically for use in historic and sensitive rural areas will be preferable to standard concrete blocks. Those that appear less uniform and less obviously manufactured, e.g. tumbled blocks roughened to look like reclaimed materials, should be chosen. Standard concrete blocks come in many shapes, sizes and colours and can be an economic alternative to tarmac, but should be used with care.

The design of concrete block areas should take account of the following:

- large areas with no variation soon look tired and tedious and are only slightly better than tarmac. They should be divided by changes of block type, size, colour and laying pattern;
- different spaces and user areas can also be highlighted in this way;
- mixing areas of blocks with other surface treatments can also be effective;
- colours should be chosen carefully, using samples to compare with existing and proposed adjacent materials. This should help to avoid unfortunate mistakes, eg. a red concrete block may turn out to have a harsh, artificial pinkish colour and could clash with the soft, warm orange-red hue of an older building brick;
- colours with variation, e.g. Brindle, are easier to integrate;
- dark colours should be used in car park spaces, bus stops, garage forecourts and taxi areas, where oil leaks are likely.



Large areas of block paving are not necessarily much better than tarmac

- **Concrete Paving Slabs** will detract from sensitive landscapes or townscapes but can be useful in producing a brighter appearance in urban areas or for domestic or recreational use close to buildings in less sensitive rural areas. Products with textured finishes and visible natural aggregate are preferable. Small areas of slabs can be integrated into moderately sensitive sites (e.g. patios to rural houses) by the use of an edge header course of clay pavers.
- **Tarmacadam** is a durable economic and flexible material but has an immediate 'urbanizing' effect and is not attractive. If coloured options are considered, those that appear near to natural materials, e.g. brown earth-like colours rather than artificial greens, will be preferable in rural areas. Suitable uses include heavily trafficked areas where visual considerations are not paramount, e.g. service yards. Macadam can also be laid as a load-bearing sub-base with more sensitive materials, like bound gravel, used as a final surface.



Although lime trees are not found in the landscape character area adjacent to Maidstone town, they are appropriate to the historic character of this site. Note the contribution made by the careful design of paving and use of trees.

Where new areas of paving are proposed and pollution is not likely to be an issue (e.g. through oil leaks) edges or kerbs should be flush to allow water to drain directly into planting areas, hence avoiding the need for a piped underground drainage system. Ensure that any imported topsoil is of a similar pH value to that found on site.

7. Planting proposals.

a) Layout and form of planting

Before the preparation of the planting proposals, give due consideration to alternative management techniques, such as the maintenance of open habitats (species rich grassland, heathland) or the natural regeneration of scrub and woodland. The landscape layout and planting design should have regard for the following advice:

- structural tree planting must be at a sufficient distance from built-development to avoid shading, overhanging or potential problems with roots and foundations. Less space-demanding planting can be located closer to buildings. Both formal and informal designs can be appropriate, depending on location, style of buildings, context, etc;
- large-scale shrub planting is best undertaken in bold groups of the same species, with an appropriate and compatible range of species;
- the landscape design should, where necessary, meet the requirements of the adopting authority and local residents, whose views should, where possible, be taken into account when developing the scheme;
- sufficient space must be allowed in the layout of development proposals to accommodate the planting required to screen or integrate it with the surrounding landscape;
- new development at the edge of settlements will require a minimum 3m strip of native planting for smaller proposals and normally 10m for larger buildings or development at the edge of the urban area;
- in rural areas the form of new planting must take account of the scale, form and pattern of local vegetation. This may vary from simple hedgerows through small linear tree belts and copses to dense blocks of woodland. This scale and diversity should be reflected in the proposals just as much as the use of locally native species;
- planting within the site of new developments will also be required, particularly tree planting to contribute to the character of the site and to the wider landscape;
- site frontages should also contribute to the streetscape or views along public roads and rights-of-way;
- the layout of the landscape design proposals should consider the future use of the site, which could include the need for personal safety, children's play, lunchtime recreation or smoking areas;
- opportunities for structural planting within and on the boundary of developments should be used to create dense corridors of locally native species. These will rapidly provide full ground cover, reduce the need for maintenance and help integrate the development with the landscape. However, a dense belt of planting around the entire perimeter may simply obstruct all views and highlight rather than screen the development;
- the layout of the planting and grass areas should take account of the future management of the site. Issues which might need to be considered include:
 - areas of short grass which are expensive to maintain, with small areas being particularly uneconomical;
 - planting which acts as 'ground cover' will suppress weed growth;
 - access for mowing, e.g. separated pockets of grass are impractical;
- appropriate new landscape treatments could include the regeneration of specific grassland types, scrub or woodland rather than tree or shrub planting.

New trees The Borough is well-wooded with native species, and the Borough Council wishes to encourage the use of these species to reinforce local distinctiveness. Where tree planting is proposed, long-term effects must be considered and allowed for. These may include the following:

- roots drawing water from shrinkable clay soils, which could affect foundations. Refer to *BS5837: Trees in Relation to Construction* (1991) and the *National House Building Confederation (NHBC) Standards*, Chapter 4.2: Building Near Trees;
- shading as the tree matures. Specify the tree according to the location, so that it will not require lopping or pruning in the long term. Appendix 3 gives the size of trees at maturity;
- organic matter falling from trees: some trees should be avoided when designing car parks, streets and pedestrian areas, such as:
 - i) trees with branches prone to snapping (false acacia or crack willow), and
 - ii) trees which are prone to aphids and therefore drop sap, (sycamore and lime), or
 - iii) trees with hard or squashy fruit (horse chestnut, rowan, ornamental crab apple);
- tree roots growing at the surface of the soil beneath paving (see photo).



Surface roots can be a problem. Paving close to existing trees should be avoided as it presents maintenance problems and reduces important oxygen and water take-up.

Native species: The Borough is well-wooded and hedged with native species. The Council wishes to encourage the use of these species to reinforce local distinctiveness. This guidance indicates where the use of native species will be required. The Council may allow exceptions to this, particularly where historic landscapes are concerned. Further guidance on historic landscapes can be found in Section 9.3, although expert advice may also be necessary.

Native species will be appropriate in the following situations:

Shrubs

- Agricultural or mineral developments;
- Boundary and structure planting to all developments in rural and urban fringe areas and to informal open space within urban areas. (The structure planting is the main 'backbone' of planting which is the key in defining the landscape structure of the development, separating different parts of the site and marking the main routes within the site.)

Trees

- As above, and, where practicable, along main urban transport routes;
- Boundaries and structural planting to all developments.
- The following Kentish character trees are recommended by the Council:
 - field maple, common alder, silver birch, downy birch, hornbeam, beech, holly, wild cherry, English oak, whitebeam, mountain ash, wild service tree, small-leaved lime, wayfaring tree and box together with suitable orchard trees, where space permits.

Semi-ornamental or 'near-native' species: in some situations, usually within urban areas, compact developments, or where more visual variety is required, such as public gardens, native species will not be satisfactory. The term 'near-native' is used here to describe species and cultivars which are related to or derived from native species, and which may be smaller, less vigorous or more visually interesting, while not departing too far from the general visual characteristics of their native relatives.

'Near-native' shrub species will be appropriate in the following situations:

- planting within sites in urban fringe or rural areas;
- more focal areas of informal open space (e.g. near play areas);
- boundary and structural planting to development within urban areas (except historical or commercial core) or more formal open space in urban areas;
- as a transition between native boundary planting and ornamental planting within development sites.

'Near-native' tree species will be appropriate in the following situations:

- main transport routes within urban areas where native species are not practicable;
- within confined areas of structural planting where native species are not practicable.

Ornamental species: in more developed areas, the form and variety of ornamental planting can be used to great effect. Smaller, more compact plants lend themselves to the more confined spaces of intensely-used areas; specific visual effects can be created to relate to the design of the development; weed-suppressing species contribute to sustainable management.

Ornamental species will be suitable for historic sites (appropriate species only); see Appendix 2; for internal planting in residential and urban development and for planting within the commercial core.

Lists of species in all three categories are found in Appendix 3 and are presented in order of priority. Thus where it is considered appropriate to use 'near-native' species, native species will also be appropriate, and where ornamentals are acceptable, 'near-native' and native species may also be used, so long as they meet the practical requirements. One exception to this will be historic landscapes, where it may only be appropriate to plant ornamental species that reflect the character of the site or historic period.

b) Densities and Groupings

Where a natural effect is required over a large area, native species are best planted as a mix. This involves selecting the appropriate species from the relevant character areas and assigning a percentage to each species. The total area is calculated, divided by the density of plants required (e.g. 1/m²) and the total number of plants divided into species according to the percentage.

Although the guidance for each landscape character area sets out the species recommended for general use, there may be particular circumstances peculiar to a part of a development site which make more specific demands. For example, a particularly dry and shady area within Area 7 may not be catered for within the species listed. In this situation other native species appropriate to the soil type should be considered, e.g. holly, privet, box, hazel, yew.

Woodland planting is usually intended to achieve long-term objectives, and a high density of plants to achieve a faster effect increases management needs in the short-term.

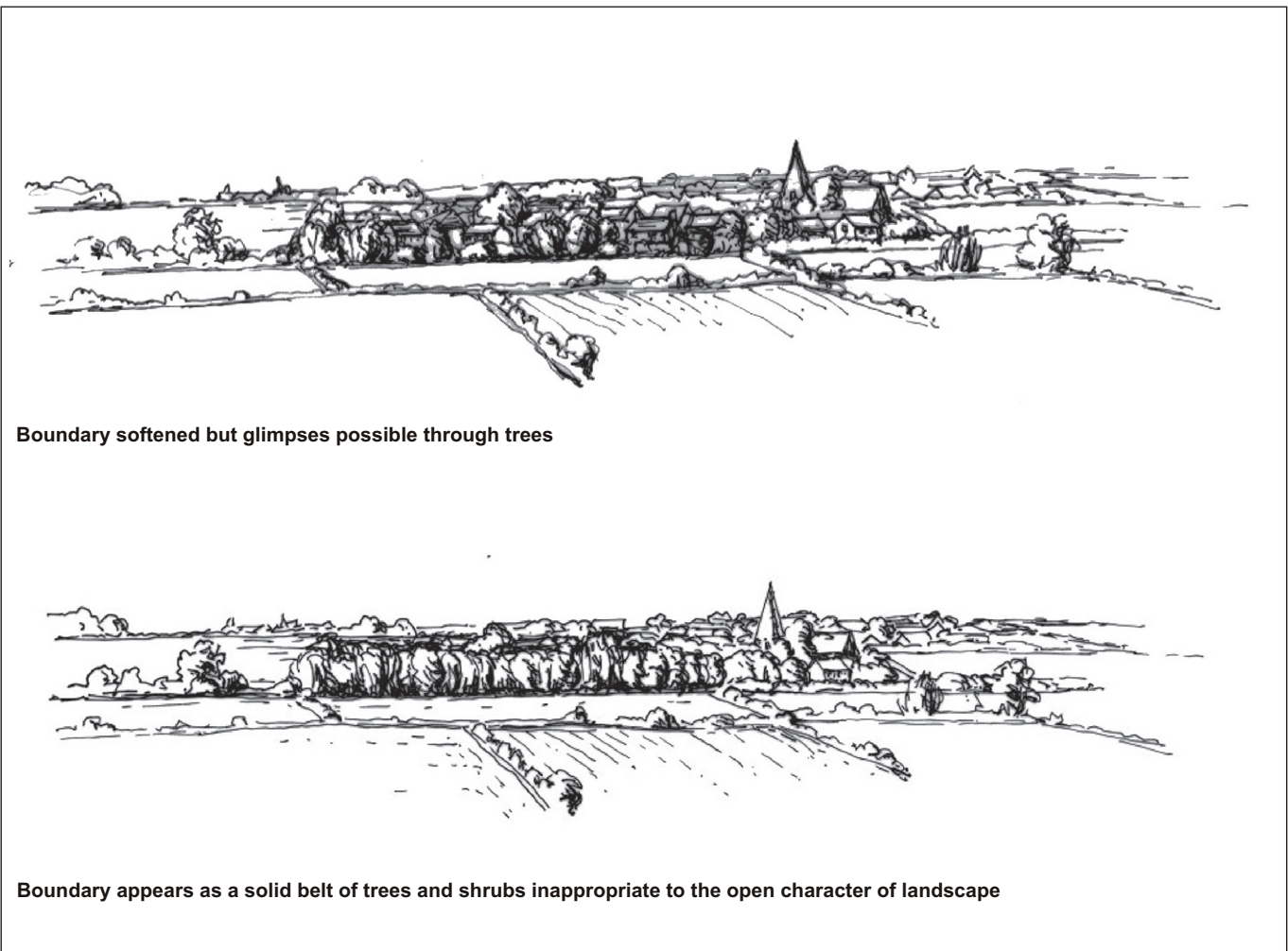
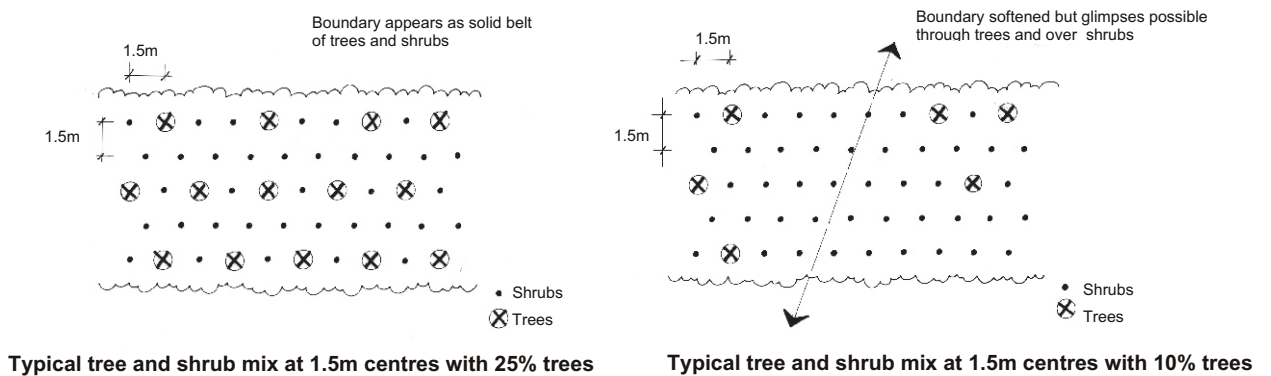
A planting distance of 2-3m is appropriate for most woodland situations. A distance of 3m between rows will allow vehicular access for maintenance and management. Planting in staggered rows will reduce the grid-like effect in the short term, or a less regular pattern for a more natural long-term appearance can also be considered. In the long term, thinning will help to break down the original patterns of planting to some extent.

Examples of appropriate mixes can be found in the guidance for each character area.

Tree and shrub planting to aid the screening or integration of development or to mitigate the loss of habitat will need to be effective more quickly and so a dense mix will usually be necessary. Plants placed in staggered rows or a less regular pattern at 1.5m spacing (0.44 plants per m²) will normally be appropriate. In particularly difficult or poor establishment conditions increasing the density to 1m spacing may be necessary.

To achieve a relatively dense tree cover a percentage of 25% trees will be adequate.

For a more mixed effect, where a solid belt of shrubs softens development but creates a more open landscape, then 10-15% trees will be adequate.



Typical Plant Schedule for a Native Tree and Shrub Mix

TREES 10%

English Name	Latin Name	%	Form	Roots	Ht in cm	Rabbit protection	Groups Nos.	Total Number
Pedunculate Oak	<i>Quercus robur</i>	4	whip	BR	60-90	Sp G	Single	36
Ash	<i>Fraxinus excelsior</i>	3	fthd whip	BR	90-120	Sp G	Single	27
Hornbeam	<i>Carpinus betulus</i>	2	whip	BR	60-90	Sp G	Single	18
Wild Cherry	<i>Prunus avium</i>	1	fthd	BR	90-120	Sp G	Single	9
SHRUBS 90%								
Hawthorn	<i>Crataegus monogyna</i>	30		RT	45-60	Sp G	3-30	180
Hazel	<i>Corylus avellana</i>	20		BR	45-60	Sp G	3-12	270
Field Maple	<i>Acer campestre</i>	10		BR	45-60	Sp G	3-5	90
Blackthorn	<i>Prunus spinosa</i>	10		RT	30-45	Sp G	3-9	90
Guelder Rose	<i>Viburnum opulus</i>	10		BR	45-60	Sp G	3-9	90
Dogwood	<i>Cornus sanguinea</i>	10		BR	30-45	Sp G	3-9	90
Holly	<i>Ilex aquifolium</i>	5		CG	60-90	WG/GC	1-5	45
Goat Willow	<i>Salix caprea</i>	5		BR	45-60	Sp G	Single	45

Codes:

BR	Bare Root
RT	Root Trainer/Cell Grown
Fthd	Feathered
Sp G	Spiral Guard
WG	Wire Guard
GC	Grow Cone

Hedging, as the boundary treatment of individual plots, is just as important as that around large developments, especially in rural areas. Hedges of locally native species will assist greatly in integrating the development with the landscape and will screen the more domestic elements around new houses.

While for native conservation purposes it may be appropriate to plant a hedge with a mix of native species, a limited number or single-species hedge is often more appropriate to retain distinctive local landscape character. Where visual continuity is preferable to a mix of different textures and colours, then a minimum of 70% of one species will be necessary. The species in a mixed hedge should be planted in groups rather than single plants of each species in order to emulate the character of hedges in the area.

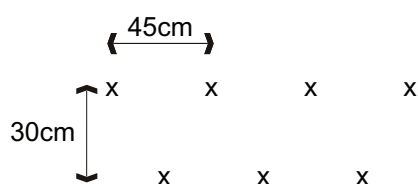
Double or triple rows will provide a wide stable base for the hedge and will also be more beneficial for wildlife. Plants should be approximately 45cm apart in staggered rows which are 30cm apart.



The lavish use of herbicide, the mown grass and the lumps of ragstone diminish the character and integrity of the rural domestic boundary.

Typical Plant Schedule and Plan for Native Hedge

Species	%	Ht in cms	Form	Rabbit Protection	Groups of	Total Nos
Hawthorn (<i>Crataegus monogyna</i>)	70	45-60	Bare Root	Spiral Guard	10-40 No.	210
Hazel (<i>Corylus avellana</i>)	20	45-60	Bare Root	Spiral Guard	3-9 No.	60
Field Maple (<i>Acer campestre</i>)	5	45-60	Bare Root	Spiral Guard	1-3 No.	15
Holly (<i>Ilex aquifolium</i>)	5	30-45	Pot Grown	Wire guard or Wide Grow Cone	1-3 No.	15
NB: Multi-stem plants to have one spiral guard per stem						(for a 75m Length)



c) Implementation

Successful schemes depend on five main criteria:

- sufficient funding for both capital expenditure and maintenance costs;
- a choice of plants appropriate for the particular site conditions;
- adequate ground preparation to create an open-textured soil with a balanced nutrient content (the importation of topsoil should be avoided where possible);
- careful planting when soil and weather conditions are favourable;
- regular and effective maintenance and prompt replacement of failures.

Plant establishment requires a particular set of measures:

- detailed planting specifications to suit the requirements of the site;
- plant ordering in advance of the planting season, to ensure that healthy plants of the correct size are supplied;
- trained and experienced staff and appropriate level of management during planting;
- adequate facilities for plant storage before planting and a supply of fresh water.

Ground preparation is one of the most important factors to ensure an open soil texture. Heavy or compacted clay soils will be improved by the addition of sharp sand and organic matter (composted mulch or composted farm manure) at a depth of approximately 75mm each, incorporated by thorough cultivation.

Rabbit protection will be necessary in rural areas and a number of attachable guards are available. For transplants or whips of a reasonable size, spiral guards are usually adequate, although grow cones provide extra climatic protection and potentially increased growth rates in particularly exposed sites. For larger areas of planting it may be more economic to erect a rabbit fence around the perimeter. This involves a low post and wire fence with wire mesh attached and dug into the ground downwards and outwards on the outside of the planted area.

Maintenance is also essential to the success of the planting. Weed-free zones at 1m diameter around each plant must be maintained. The use of a surface mulch, e.g. mulch mats, polythene or bark, will reduce maintenance costs and loss of water by evaporation. The location of the site and visual impact of the mulch should be considered. In rural areas manure can be used to conceal a black polythene mulch. Translocated herbicide applied early in the growing season will prevent weeds maturing and setting seed in the soil.

Trees in grass areas will grow much more slowly than those in bare soil or weed-free planting beds. A bare circle of earth (1-2m diameter) should be maintained. Water retention will be improved if a surface bark mulch is added.

d) Management

The future landscape and ecological value of the site will be dependent on its management, and the layout of the planting and grass areas should take account of future management needs. Consider the following:

- areas of short grass are expensive to maintain;
- small areas of grass are particularly uneconomical;
- 'ground cover' planting will suppress weed growth and reduce maintenance;
- separated pockets of grass are impractical to mow;
- if maintenance is to be carried out by the Borough or County Council, the design must meet the requirements of the adopting authority, whose views should be taken into account when designing the scheme;
- the existing value of the site can be improved simply through appropriate management. For example, a variation in grass management regimes can create spaces and focal areas with foraging potential for birds and badgers. Longer grass, typical of hay meadows or wild flower areas, will create a more relaxed, rural character, provide a soft-edge treatment and a different type of habitat, particularly encouraging butterflies and moths.
- new planting will invariably require management as it develops, such as thinning out to avoid overcrowding and to allow good specimens to mature. Coppicing will help maintain a variety of age and height; cutting hedges from an early stage encourages thick and dense growth. If hedgerow trees are planted, they should be protected with tall stakes to warn the hedgecutter to avoid them.

8. Earthworks

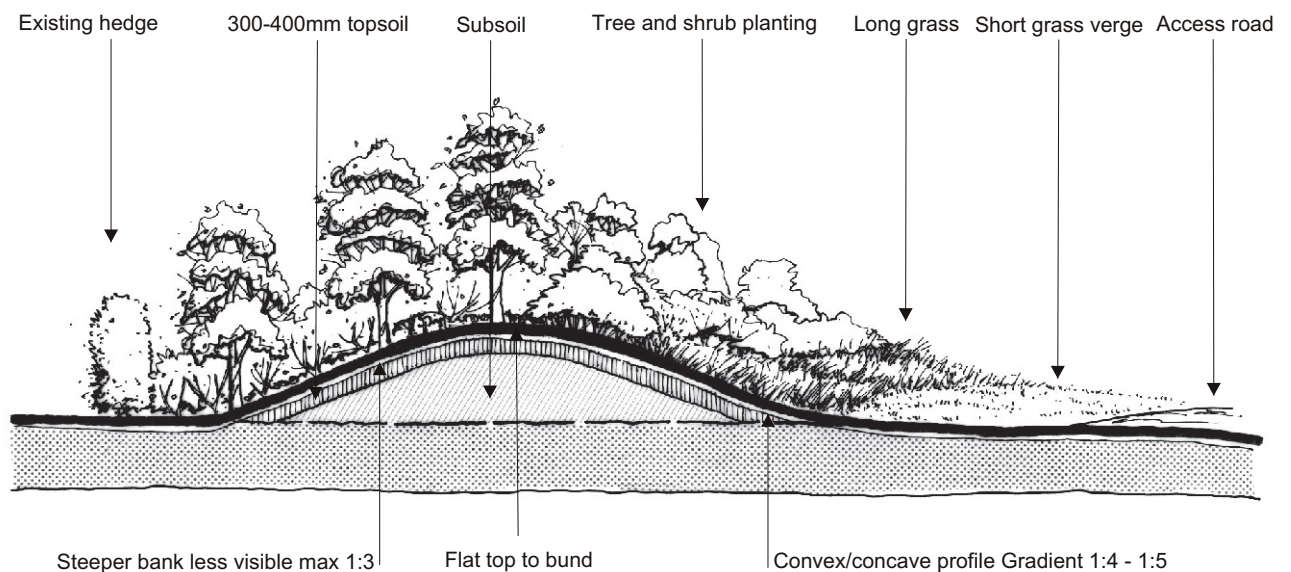
For some types of development a variety of earthworks may be needed. Where a change in level is inevitable, any significant change should appear as natural as possible. Slopes should normally be no steeper than 1 in 3, especially if they are to be mown. The more gentle the slope, the easier will be the maintenance, and consequently, where steeper banks are necessary, they will be better planted than seeded.

Screening should be achieved as far as possible *without* bunding. Should grading, banks, earth mounds or bunds be necessary, then they should follow the following guidelines:

- prior to commencement of grading all topsoil should be stripped from entire working area, allowing sufficient room for vehicle manoeuvre outside the construction areas;
- relaxed profiles (approx. 1 in 5) will permit easy mowing and smooth integration into the surrounding ground levels;
- avoid bund faces in one plane with a very even machined finish surface. Try to echo local landform at an appropriate scale;
- slope profiles should be convex/concave and marry smoothly into existing ground levels;
- bunds will appear better if planted with trees and shrubs;
- if tree/shrub planting is not possible, a mix of long and short grass regimes should be used;
- if space is limited, then the least visible side of the bund should be the steepest, with a more relaxed profile on the visible side.



Bunds, if essential, are best planted; poor boundary treatment can draw attention to development.



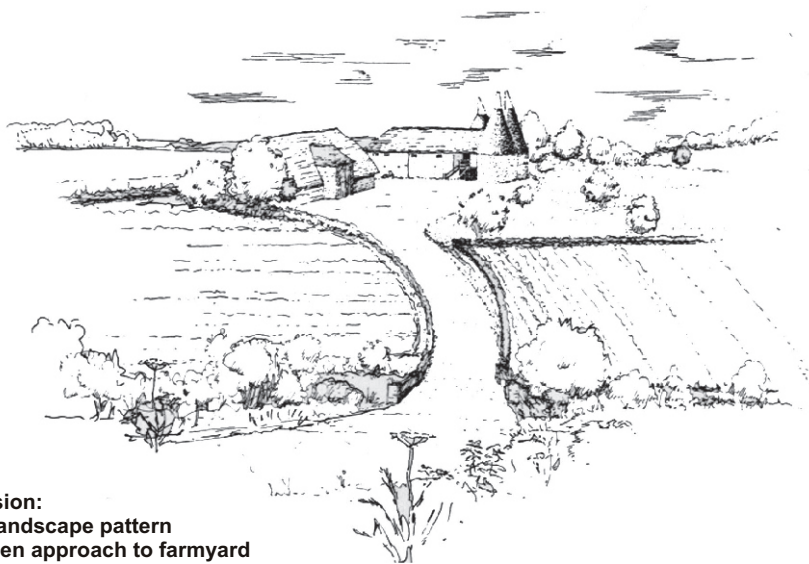
Section and perspective of typical bund proposals

Each development proposal and site will vary and must be considered individually. However, certain issues will arise on a regular basis and the following notes provide additional guidance in these situations, in addition to the specific issues covered in the guidance for individual areas.

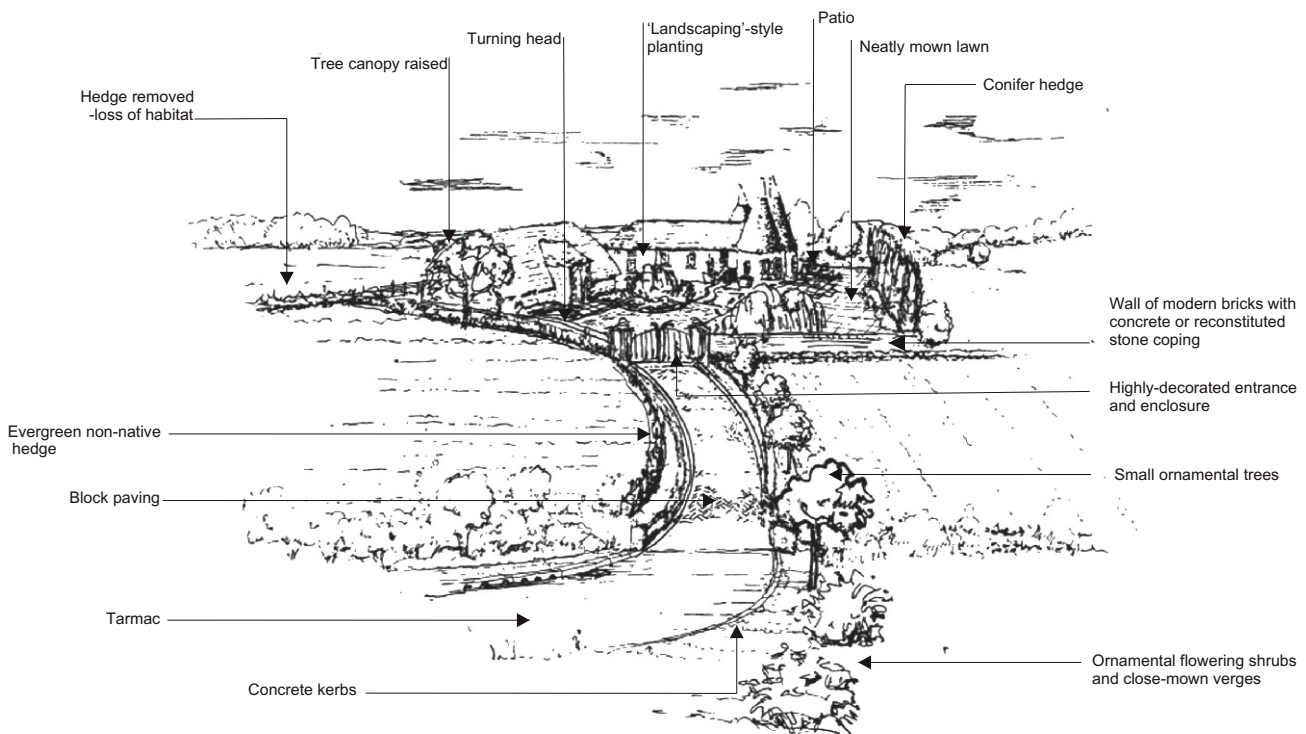
Rural landscapes

Planting within and around new development within the rural landscape, regardless of size, should be sympathetic to the local environment and nature conservation interest. Hard detailing too should reflect locally traditional materials. Boundary planting will normally consist of locally native species only. Boundary treatment should seek to integrate development into the landscape, rather than draw attention to it.

The retention and creation of habitats for wildlife is promoted by Maidstone Borough Council and schemes that enhance local conservation interest will be encouraged.



Agricultural site before conversion:
Buildings fit well into existing landscape pattern
Low-key native planting and open approach to farmyard



Inappropriate features of an agricultural conversion

Conversion of Agricultural Buildings

The Borough Council has produced a Planning Guidance Note (No.9) on the conversion of agricultural buildings. The following section outlines the main criteria to be considered, but developers are advised to obtain a copy of the Note from the Borough's Planning Department.

- domestic garden space should be designed, sited and screened so as not to prejudice the existing agricultural or rural setting of the building.
- sufficient space should be retained around an individual building or group of buildings to provide an adequate and appropriate setting to the building(s) and to enable it to sit well within the surrounding landscape.
- soft-surface detailing around converted buildings is preferred but where hard detailing is proposed it should be kept to a minimum and should reflect both the historic context of the building and the character of the local landscape, using materials that occur naturally or are traditionally used within the area wherever possible.
- planting around historic buildings should be appropriate to the age of the building. Use either native species or plants introduced into this country not later than the age of the building (seek expert advice if necessary and see Appendix 2).
- planting proposals should also reflect the nature conservation potential and value of the area.

Equestrian Development

The use of land for grazing does not require planning permission. The need for planning permission arises when horses are 'kept' on land, that is, when they are provided with shelter or food in addition to the grazing. The change of use from pasture to paddock can have a detrimental impact on local landscape character. The following factors should therefore be considered before submitting a planning application:

- where possible convert existing buildings rather than constructing new ones;
- group new buildings with existing buildings on the site;
- ensure new development is sympathetic to its surroundings in scale, materials, colour and details;
- any submitted application should include an integral landscaping scheme, including boundary treatment, that reflects the landscape character of the area;
- Further information can be found within the Local Plan (Policy ENV46).

Golf Courses

Because of their size and land use, golf courses inevitably have an impact upon the landscape area in which they are situated. More detailed information is set out in the Maidstone Borough Council Planning Guidance Notes, No.5: Golf Courses, but the following points are perhaps the most significant. Golf courses inevitably involve large areas of land and their associated buildings and infrastructure can have a significant impact. Although Local Plan policy makes provision for 'open air recreation', applications for golf courses must ensure that they clearly demonstrate that care has been taken to:

- avoid harming the character and amenity of the landscape;
- integrate any proposed buildings with the landscape and ensure that they are of appropriate design, scale and location to minimise their impact;
- design appropriate access and car parking arrangements without damaging the character of the area; and
- safeguard and enhance nature conservation interests.

Such care would include:

- respect for the natural topography of the area;
- the retention of existing features of nature conservation or landscape interest, such as trees, woodland and hedgerows;
- ensuring that buildings are of the minimum size necessary to service golf use;
- proposing only buildings directly related to and an intrinsic part of golf course use;
- minimising the area of car parking and ensuring that it is sensitively sited and adequately screened;

- the use of appropriate native species for all planting, and their use in hedgerows, shaws and woodland blocks in a form which reflects the natural disposition of such features in the surrounding area;
- all buildings, car parking, etc, associated with the development should be set within the development envelope so that boundary planting can be used to provide adequate screening over time.

Existing Trees

The Borough Council is strongly committed to the protection of existing trees for their contribution to landscape character and nature conservation, and takes the view that trees which contribute to the appearance, landscape character or habitat value of a site should be retained. This may include scrub and regenerating woodland. Development proposals should therefore make every effort to design around them, and regard must be paid to the need to protect their immediate environment from damage during construction, in order to ensure their long-term health and continued contribution to the locality. The Borough Council has an adopted tree policy and this, together with the guidance set out in this document and in the Local Plan in relation to trees and development, should be taken into account before development proposals are submitted. British Standards relevant to issues relating to trees and development include BS5837 (1991) "Trees in relation to Construction" and BS3998 (1989) "Recommendations for Tree Work", which contain further detailed guidance and recommendations.

Where the felling of trees is an unavoidable consequence of development, appropriate proposals for replacement tree planting should be clearly set out in the planning application documents.

Orchards

Nearly 50% of the woodland and scrub within the Borough is orchard. While dwarf rootstock fruit orchards are often of little wildlife value they do contribute to the landscape character. 'Old' orchards, however, which are usually Bramley apple or cherry, are now recognized as important historical and landscape features. They can also be of wildlife value, where the underlying grass is grazed rather than sprayed with herbicide and where the trees themselves support lichens and invertebrates.

Hazel Platts

There are only 36 recorded hazel platts in the county, of which the Borough has over 70%. They are found in a cluster along the Greensand Ridge and should be conserved wherever possible, due to their historical, cultural and landscape value.

Nature Conservation

Within the Borough there are nine Sites of Special Scientific Interest (SSSIs), and 65 Sites of Nature Conservation Interest (SNCIs). The importance of these sites and the protection afforded them has been set out above. Elsewhere the Council will also expect due account to be taken of nature conservation aims and objectives and the local distinctiveness that defines each landscape character area. Specific objectives should be:

- to retain features and areas of nature conservation value;
- to maximise all opportunities for habitat creation and enhancement, especially in areas of amenity grassland, where a simple change of mowing regime could vastly improve nature conservation value;
- to extend existing wildlife networks and corridors through appropriate management and habitat creation;
- to promote habitat creation on derelict land, especially where it is adjacent to semi-natural habitats
- to avoid disturbance of all protected species or provide appropriate mitigation of any unavoidable disturbance.

The Kent Biodiversity Action Plan

The *Kent Biodiversity Action Plan* (BAP) was produced in 1997 as part of the UK government's commitment to biodiversity or 'the variety of life forms we see around us'. Its primary aim is to enable the conservation and enhancement of the wide range of species and habitats found in Kent and so contribute to the maintenance of national and global biodiversity. The *UKBAP* points out that: 'it is important to stress the linkage between species and habitats. Changing a habitat will often affect the diversity of species contained within it and conversely a change in the number and assemblage of species may affect the habitat. A crucial test of the "health" of a local environment is reflected in the wildlife community appropriate to the area of habitat. If the rate of change or loss is markedly greater than ordinary evolutionary processes would imply, this could indicate a systematic problem to which we should pay serious attention.'

The Kent *BAP* analyses the work carried out for the Kent Wildlife Habitat Survey in 1992/3 and lists 224 species and 20 habitats that are of national value or under significant threat either locally or nationally, and identifies appropriate action to conserve them. The Maidstone Borough *Report* was published in 1994. The list of habitats and species found within the Borough includes chalk grassland, ancient semi-natural woodland (with bluebells), yew, water vole, pipistrelle and serotine bat, nightingale and late spider orchid. Guidance is set out below on appropriate measures to protect these species where development is being considered.

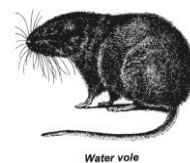
A raft of legislation now exists to protect and conserve the natural environment and, in particular, endangered species. In Britain, habitat conservation has largely been achieved through designation as National Nature Reserve or SSSI under Part II of the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats etc.) Regulations 1994. A hierarchy of designations is found in *Planning Policy Guidance Note 9 (PPG9) on Nature Conservation*, published by HMSO. Through the development plan process (the Local Plan), the non-statutory designation of SNCI is used for the protection of areas of local nature conservation interest.

Species protection also comes under the Wildlife and Countryside Act 1981 (Part I). It creates a large number of offences relating to the killing and taking of wild birds, other animals and plants, and includes the uprooting of any wild plant. It has schedules to identify the categories of species that enjoy different levels of protection. Separate specific legislation is used to protect badgers, deer and endangered species. The 'Red Data Book' classifies the degree of rarity of a particular plant or animal to agreed international standards and categorises them as 'red', 'amber' or 'green' list species.

Biodiversity Action Plan (BAP) Species

The *Kent Biodiversity Action Plan (BAP)* was the Country's response to national nature conservation initiatives, following the 1992 'Earth Summit' in Rio de Janeiro. A local BAP identifies where action needs to be taken to implement national targets for habitats and species that are under threat or diminishing. The Maidstone Borough *Report* on the Kent Wildlife Habitat Survey was published in 1994. It identifies, maps and briefly describes every habitat of over one hectare in the Borough and offers recommendations for a nature conservation strategy. Within the BAP there are targets for the enhancement and re-creation of all the main habitats of the Borough. All development will be expected to contribute to the delivery of BAP objectives and targets. The following list is of species found within the Borough that merit particular care when development proposals are being formulated:

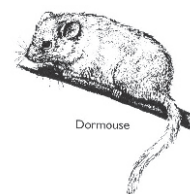
- Water vole: this species is locally common but in rapid decline nationally. Care should therefore be taken to avoid damage to water vole habitat from development. They frequent rivers and streams, bankside vegetation and pasture. The creation of green links and buffer zones along riverbanks will increase their habitat range.
- Otter: this species is now nationally rare. Care should be taken to avoid development pressure or damage to suitable habitat, which includes rivers and streams, bankside trees, scrub and tall vegetation. The creation of buffer zones along riverbanks and woodland or hedgerow links to the wider countryside will increase their habitat range.
- Serotine bat: this rare species inhabits buildings, mixed farmland, parkland and hedgerows. Conservation of these habitats will assist their preservation.
- Dormouse: this species is becoming rare. Its preferred habitat is semi-natural broadleaf woodland and hedgerows, and conservation of these habitats will help prevent its decline.
- White-clawed crayfish: rivers and streams are the habitat of this rare crustacean. Care should be taken to avoid disturbance or pollution of watercourses.
- Great-crested newt: this scarce species inhabits ponds, pasture and rough grassland. Care should be taken to avoid loss of such habitats to development.
- Nightingale: this bird inhabits woodland and scrub. Particular woodland management will increase its habitat, but specialist advice should be sought. The conservation of woodland and scrub will assist its survival.
- The silver-spotted skipper, the early gentian and the late spider orchid are all rare or very rare species found only on chalk grassland. It is therefore vital that the remaining areas of chalk grassland should be conserved and managed and that additional adjoining areas should be created wherever possible.



Water vole



Otter



Dormouse



Great-crested newt

Woodland

Woodland plays a very important part in the amenity, landscape character and nature conservation value of the Borough and can be of several different types: broadleaved or coniferous, semi-natural or planted in origin. Dense scrub is a natural stage in the development of secondary woodland and is an important habitat in its own right. Trees can be classified as native or non-native, broadleaf or coniferous. Some examples are set out below. In most instances the Council would prefer to see native species in planting proposals.

	NATIVE		NON-NATIVE	
	Deciduous	Evergreen	Deciduous	Evergreen
Broadleaf	Ash, Aspen, Beech, Birch, Black Poplar, Elm, Hazel, Hawthorn, Hornbeam, Lime, English Oak, Willow	Holly, Privet	Horse Chestnut, Maple, Plane, Sycamore, Red Oak, Poplar, Sweet Chestnut	Arbutus, Bay, Eucalyptus, Holm Oak, Laurel
Coniferous		Juniper, Scots Pine, Yew	Dawn Redwood, Ginkgo, Larch, Swamp Cypress	Cedar, False Cypress, Fir, Leyland Cypress, Spruce, Corsican Pine

Definitions of Woodland Types

Ancient semi-natural woodland is woodland that has been present for at least 400 years. A *Provisional Inventory of Kent's Ancient Woodland* lists all the areas of Ancient Woodland in the Borough of over 2 ha in extent.

Ancient replanted woodland is woodland that has undergone a degree of change as result of partial clearance, plantation or introduction, but still contains a range of Ancient Woodland indicators, many of which are listed in the descriptions of the individual character areas. It may now be managed as a commercial woodland, for example sweet chestnut as coppice.

Secondary woodland is woodland that has not been continuously wooded since the year 1600 AD but has acquired a tree cover on sites thought to have been either former heathland, open fields or grazing land. Such woodland may arise by planting or through natural development on abandoned or ungrazed land. These sites may show similarities to ancient woodland depending on their age, their proximity to ancient sites and the presence of natural features (streams, ponds etc) and are regarded as recent semi-natural woodland. Generally speaking their biological diversity is not as great as that of ancient woodland.

Conifer woodland consists of species that are usually evergreen and area-grown as a commercial crop.

The Council seeks to retain and increase the existing level of woodland cover, whatever its use, to avoid the neglect of established woodland and to achieve effective management throughout the Borough. Good management will be encouraged by giving guidance on sources of information, potential grant aid, etc. Development within Ancient Woodland will not be permitted and proposals for development within any existing woodland will be resisted.

Any development proposals affecting or including existing woodlands should include consideration of the following issues:

- the conservation of all woodland, in particular Ancient semi-natural woodland (development in Ancient Woodland will only be permitted where overriding need can be demonstrated);
- the management of sweet chestnut by coppicing;
- prevention of the spread of invasive species such as *Rhododendron ponticum*, silver birch and sycamore;
- promotion of initiatives to reintroduce traditional woodland management and to encourage new markets for wood products;
- tree planting on arable land, improved pasture surplus to agricultural requirements, 20-year set-aside or derelict land, particularly where it is adjacent to existing woodland or hedgerows;
- diversifying the structure of existing woodland to increase its nature conservation and landscape value, ie coppicing;
- establishment of links between woodland and the buffer zones around woods, concentrating on areas such as 20-year set-aside. New planting should avoid areas of existing wildlife interest.

Grassland

There are various types of grassland within the Borough, some of them nationally rare. *Semi-improved neutral grassland* is former arable land that has been abandoned for several years or pasture which may have high species diversity and be of great wildlife value. *Unimproved neutral grassland* is a very scarce resource in Kent. The Borough has only 16 hectares of *semi-improved acid grassland* and not much more *unimproved or semi-improved chalk grassland*, which is also a nationally rare resource. It is important to protect and enhance this grassland, which is limited in nature, generally fragmented and suffers from lack of appropriate management, such as grazing or mowing to prevent scrub encroachment. The various grassland types occurring in the Borough should be managed with regard given to the following guidance:

- *unimproved and semi-improved neutral grassland*: conserve wherever possible, avoiding agricultural improvements to reduce their acid or calcareous nature, in order to maintain their nature conservation value.
- *marshy grassland* is both scattered and rare within the Borough. It should be conserved and managed. Avoid over-grazing, heavy public pressure, damage from vehicles and pollution.
- make use of opportunities to create buffer zones around or links between existing areas of grassland;
- recreate grassland from arable where appropriate conditions exist.

Rivers, River Corridors and Ponds

Ponds and running water are a valuable wildlife resource and should be conserved wherever possible. Any proposals for development adjacent to a river or within a river floodplain or valley should aim to enhance the distinctive landscape character, recreational and nature conservation interest of such a site and recreate wetland habitats in appropriate locations. Particular consideration should be given to the need to avoid the construction of flood management or retention features that would not form part of the natural landscape of such areas. Wetlands are also vulnerable to changes in ground water levels and water quality. Assessment of the potential impact of development should address these issues.

Ponds are also a valuable nature conservation resource and landscape feature. The Council will encourage landowners and developers to retain and increase ponds and wetland areas to enhance their visual and wildlife functions. Where their loss cannot be avoided, new ponds and wetland areas will be required within the development proposals.

Swamp vegetation is a rare and valuable wildlife resource, present in very few areas of the Borough. It should be conserved, managed and protected from development.

Conservation Areas

Conservation Areas such as All Saints Church, Ashford Road, Chillington House area, the town centre and Rocky Hill in Maidstone, and Headcorn and Sutton Valence, are areas of special architectural or historic interest. The Council wishes to preserve or enhance their character and will strictly control development within them, especially in regard to alteration or demolition of buildings and the protection of trees. Any development or redevelopment proposals will be required to make a positive contribution to the preservation or enhancement of the special character of the area. In particular, walls, fences and gates should be of a kind traditionally used in the area.



Historic Parks and Gardens

Development proposals within an historic context should be of an appropriate form and character. This does not necessarily require replica proposals to be designed, but the materials and character should be sympathetic to their context.

Five properties within the Borough are included in the English Heritage *Register of Parks and Gardens of Historic Interest, Volume 24: Kent*: Chilston Park, Mote Park, Leeds Castle, Linton Park and Boughton Monchelsea Place. A further 10 properties are included in the *Kent Garden Compendium* as being of interest at a county level and a number more are listed as being of local interest. Any developer should have regard to the Council's policy of resisting any development that would have an adverse effect upon these sites or their setting.

Standard designs, including vehicle-turning solutions, maximum gradients or widths can be inappropriate to the historic character of a site. Under special circumstances, in an historic context, the Council may choose to relax building regulations and standards normally applied. This principle may also apply to materials and the choice of alternatives more suitable to heritage situations.

Planting proposals should also take account of historic character and should be chosen to reinforce it. Sites that are medieval in origin will require different planting proposals to those dating from the Victorian era, although few historic sites derive their character from simply one period of architecture or planting. Guidance on some of the plants available in different centuries is given in Appendix 2, but specialist advice may be necessary.

While a purist approach to the treatment of historic sites may not be essential, the maintenance of an appropriate character is. Certain species formerly used in 'historic' sites have been adopted for widespread use in 'landscaping' and now typify the character of industrial estates. Therefore, it may be less appropriate to use these in favour of those which have not been intensively used in this way.

Ornamental planting associated with historic sites should reflect the appropriate period in composition as well as content. Avoid large blocks of single species in close associations with buildings and ensure that the layout is appropriate for the style of the buildings. Again, expert advice may be needed, and can be sought from English Heritage and the Kent Gardens Trust.

New planting or landscape proposals should have regard for the historic context of existing features and the form and character of parkland and gardens. Ornamental species may be used to replace damaged or over-mature specimens, where appropriate.

Expert guidance should be sought when, for example, assessing the longevity of avenue trees and appropriate felling or replanting techniques.

Hard landscaping details such as steps, balustrades, pond copings, statuary and urns should be conserved. If they have to be replaced it should be in facsimile and in natural materials. Gazebos, temples, follies, grottoes, obelisks, park bridges, ice houses, terraces, ha-has, boundary walls, gates and gate piers all contribute to the planned landscape and its setting. They may be architect-designed or important works of art in their own right and should be retained and conserved in their original setting.

'Wood pasture' is the term used to describe historic deer parks and landscaped parkland where the trees are thinly scattered over grassland, as well as sites with a high density of trees. It is a particularly important habitat for dead-wood invertebrates. The most common trees found in wood pasture in Kent are hornbeam and oak, with beech, ash and sweet chestnut. Wood pasture was a widespread lowland habitat until the early 19th century while parkland is gradually declining in quality and extent. Much has been ploughed or improved, resulting in the loss of grassland flora, damage to tree roots from the plough and to lichens from fertilizer and herbicide spray. Particular concerns are:

- lack of appropriate management, such as pollarding or grazing, leading to the break-up of old trees;
- the 'generation gap' - the absence of younger trees of appropriate species to replace the most valuable older trees;
- damage to trees from ploughing, compaction, etc. in arable management;
- colonisation of woodland by alien species, such as *Rhododendron ponticum* or sycamore. Silver birch can also become a weed species on certain soils;
- pollution;
- the loss of woodpasture grassland and/or heath to arable cultivation.

Grant aid and advice are available from a variety of sources, such as English Heritage, the Countryside Stewardship Scheme (MAFF), English Nature, Forestry Authority and project groups.

Archaeological Interest

Within the Borough there are 31 Scheduled Ancient Monuments (SAMs). Under national planning policy there is a presumption against damaging development and in favour of preservation, because of the historic and cultural importance of such remains and their irreplaceability. Where development proposals do affect a SAM, consent must be obtained from the Secretary of State for National Heritage. Details of other archaeological sites are held in the Archaeological Sites and Monuments Record in the County Planning Department. Prospective developers are strongly advised to consult the Council at an early stage to establish the possible archaeological implications of any proposals. Archaeological remains are frequently not visible on the surface but may require full evaluation before any planning permission can be granted. The location of many sites, especially medieval castles, may have been determined by topographical criteria. The setting of any SAM or other archaeological site is therefore also a key consideration.

Residential Areas

The Council will encourage the planting of native and ornamental trees in scale with housing, while ensuring that tree planting close to buildings takes account of the tree's eventual size. Advice on these issues is available from the Council. Appendix 3 is a list of native, near-native and ornamental tree and shrub species that would be appropriate within the Borough. It includes their ultimate spread and height, form and growth rate, together with other factors such as soil type, water requirements etc. Care should be taken to ensure that trees are not proposed where they could cause damage to structures, such as foundations, walls or drains. Trees and shrubs should be selected from the list according to the area in which they occur (see list and guidance notes for each area). Within residential areas, the planting of native tree species is preferred where possible, but practical constraints may dictate the use of near-native or non-native (ornamental) species in some situations.

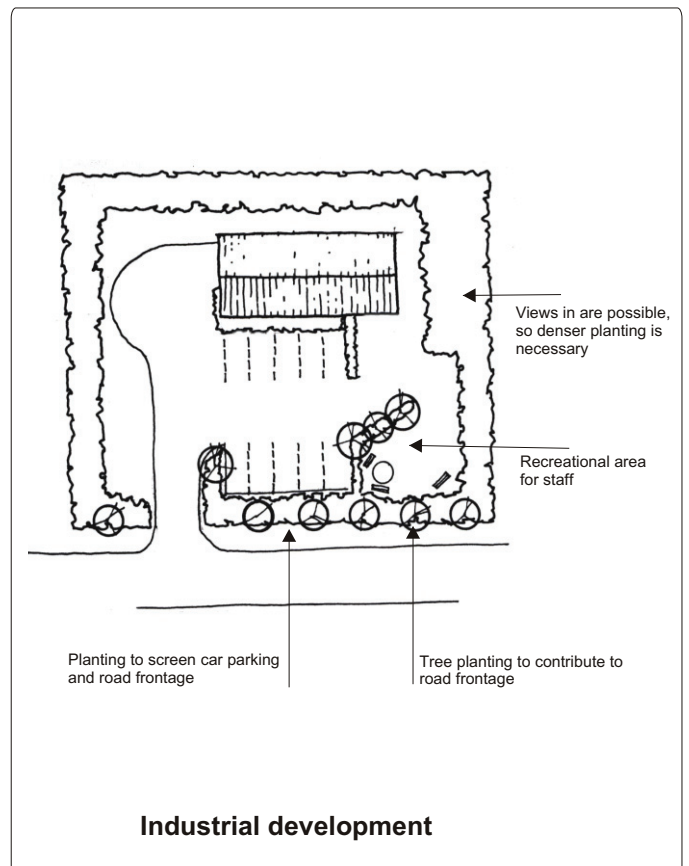
Where large-scale residential development is proposed, landscape proposals should include the retention, protection, enhancement or creation of areas of nature conservation interest and the provision of an adequate area of public open space, linked to the local footpath network. The Council will also require the provision of public open space and, if appropriate, this may coincide with native conservation areas. The layout of the site should ensure that sufficient space is created to allow large tree species to mature without affecting residential properties. Reference should be made to BS5837: *Trees in Relation to Construction* (1991) and the NHBC Guidelines. Select species that will mature to a height that will break up the cumulative effect of the rooflines of the buildings. A structure or backbone of large maturing, preferably native or near-native species should be created, while smaller, and, in some case, more ornamental species will be more appropriate closer to properties and within gardens.

Where the loss or felling of existing trees within residential areas cannot be avoided, they should be replaced with suitable species.

Agricultural and Commercial Development

Where large-scale planting is required in order to mitigate the impact of buildings erected for agricultural or commercial use, then the site must be of adequate size to contain both building and planting, together with any associated facilities such as car parking. Care should be taken to ensure that large-scale planting reflects the natural form and size of woodland within the area, as well as its species composition. Screen planting will therefore consist mainly of locally indigenous deciduous species. A proportion of fast-growing non-native deciduous trees or native or non-native evergreen species may be allowed, where it is shown within the planning application documents that a management programme will ensure their removal as soon as other screening has reached an adequate size.

Total screening of such buildings may be inappropriate. A dense belt of planting that includes a high proportion of non-indigenous species, whether deciduous or evergreen, would draw attention to the development as well as screening it. A combination of screen planting, appropriate rooflines and recessive paint colours may serve better to integrate a large building in the landscape. Both background and foreground planting can assist with this process. Lists of locally native species can be found in the guidance for each character area. Lists of non-native species that may be used in certain circumstances can be found in Appendix 3.



Transport Corridors and Strategic Routes

Strategic routes are defined as including motorways, 'A' class roads like the A249, rail links and long-distance footpaths. The Council expects all new development which affects the character, appearance and function of strategic routes within the Borough to positively enhance these corridors and to reinforce local landscape character. Along transport corridors tree planting is often even-aged, having been established when the route was constructed. Such plantings will often contain 'nurse' species intended to assist the rapid establishment of the planting but not naturally long-lived. In certain circumstances, such as the creation of an avenue, the planting of a single, long-lived species may be appropriate, despite the difficult management decisions which may be needed in the later stages of the life of such a feature. Where existing even-aged, mixed-species plantings are under consideration, effective management via thinning, selective felling and replanting should be undertaken to achieve a varied age structure and appropriate species mix.

Within the urban area there are examples of planting that are only partly successful. Often a claustrophobic corridor effect can be created but major views remain open. In the photo (below right), screen planting around the building would help integrate the development into the existing field pattern.

If bunds have to be used for screening, they should be planted, not grassed. Planting would reduce maintenance, increase the visual and noise screening effect, and the hedge against the road would be redundant.



Boundary treatment can draw attention to the development; bunds, if essential, are best planted



Urban fringe: The building is not integrated in the wider landscape and the road is 'canalised' by planting, which blocks views out

Rural Lanes

Many of the rural lanes within the Borough are of historic, archaeological, nature conservation and recreational value. They make a significant contribution to the landscape character of each area, particularly on the North Downs and in the Low Weald. Maidstone Borough Council will therefore protect them from adverse physical change and will seek their enhancement. Where alterations are proposed as part of other development proposals then the use of indigenous species for replacement hedgerows, traditional materials and construction methods for verges and access will be required, to avoid diminishing the landscape character of the area and these important contributions to it. Attention is drawn to their nature conservation and landscape value above.



Although found throughout the rural parts of the Borough, cross-driven timber fencing is characteristic of the Low Weald

If possible, grass verges and stone setts will be acceptable, provided they conform to local character. The use of modern urban features and materials - raised concrete kerb stones, fencing and walls - should be avoided. Ragstone garden walls are a widespread feature, especially in the Greensand plateau and ridge areas, while cross-driven timber spile fencing is characteristic of the low-lying areas. Flint walls are found in those areas of the North Downs where flints are readily available from the clay-with-flints soils, and should not be used elsewhere.

Roadside Verges

Within the Borough, particularly on the North Downs and in the Low Weald, roadside verges are an important and distinctive feature in the landscape. They are also important for their nature conservation value and as wildlife corridors. Verges can be of various types. In the Low Weald they are often wide (2m plus), with a ditch and a hedgerow, sometimes with wildflowers and grasses. On the North Downs they are more likely to consist of coppiced hazel hedges, trees or woodland. The Borough has carried out a survey of roadside verges of nature conservation interest and a list of all 34 verges of particular value can be found in the Appendices to the Local Plan. The Borough will support action to ensure their protection and improvement and will therefore resist development proposals that would damage their integrity, nature conservation or landscape character value. Where development is likely to affect such verges and damage is unavoidable, any planning application should include details of protection of the remaining verge and replacement of its nature conservation value within the proposed development. This is particularly important where verges include ditches and hedges.

Open Space and Recreation Areas

These facilities can be categorised according to their function rather than their location. Most will be within the urban areas of the Borough, but they vary from large areas of public open space such as Mote Park, with its broad range of facilities and historic core, through more informal areas of woodland and grass, via formal sports grounds to informal play spaces, which may have a variety of play equipment within them or none at all. In addition there are areas such as the riverside walks, which focus upon a particular landscape feature.

Guidelines are now laid down by government on the proportion of open space that should be available to the population, and housing developers will be aware both of the need to include open space provision in any application and of the hierarchy of open space provision required. The Local Plan sets out the area of open space and equipped children's play space that should be included (standard 2.4 hectares and 0.6-0.8 hectares per 1000 population respectively).

Regardless of the area available for these facilities, they run the risk of becoming either unused or, in extreme case, unsafe, unless they are effectively designed, laid-out and maintained. The days when a 'recreation ground' consisted of regularly mown grass with a few swings with an asphalt pad beneath them should be long gone.

- open space should welcome and attract the public, so the entrance detailing is important. Good access for both able and disabled people should be provided, with well-maintained and accurate signage as appropriate.
- 'Poop scoops' or dedicated dog-fouling areas should be signed, well away from children's play areas.
- open space should be linked by footpaths and cycleways to nearby residential, retail or commercial areas, so that the greatest number of people can benefit.
- children's play equipment should be safe and imaginative, and should incorporate natural features where possible. Simple, low-cost, low-maintenance features can be built in, such as the use of earth mounding, drainage pipes as tunnels, willow walls as mazes, etc. Research has shown that one of the most important components of children's play is the 'den'.
- increasing public interest in the natural world suggests that an increase in the nature conservation value of any area of open space would be appreciated. This can combine effectively with cost savings in regular maintenance, especially of large areas of mown grass. Native trees and shrubs, selected perhaps for their contribution of flower, foliage and autumn colour/berries, require regular maintenance for the first three years but subsequently require only an annual review. They are cheap to obtain and plant and can make a major contribution to the landscape value of areas that may otherwise be no more than left-over corners.
- planting within open spaces should be designed with crime prevention in mind. Larger species should be set well back from footpaths, so that they do not provide hiding places for possible attackers, and growth rates should be taken into account. The layout of footpaths and planting should be open to view, should not obscure extensive parts of paths or recreation areas, and should respect existing desire lines. Natural surveillance should be incorporated and obvious, so as to reduce vulnerability, and footpath layouts should include escape routes back to built-up areas. There is little point in designing spaces in which people do not feel safe. implications must be considered at the design stage, to avoid building in costly problems for the future.

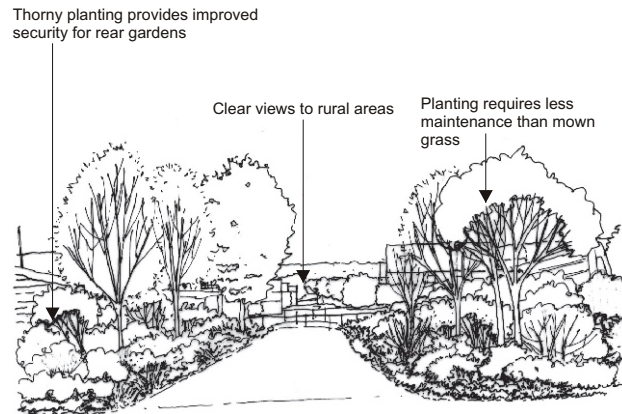


A more alluring entrance could be provided

- hard detailing should reflect local character. The use of galvanised railings may be appropriate in some environments, but in most the use of timber or other natural materials for fencing, railings, etc, will contribute more to the local environment. Cross-driven chestnut spine fencing is a notable local boundary treatment that could be used within open spaces.



Existing footpath



Potential footpath

- even small areas of open space within residential developments can be designed to enhance the local environment, although missed opportunities are more likely to strike the eye. The example shown above could be a 'green corridor', planted with trees and shrubs, focusing the eye of the passer-by on the view to the hills beyond, screening the domestic trivia of back gardens, reducing the likelihood of crime (especially if prickly species are used against garden boundaries) and contributing to biodiversity.
- ball games within restricted areas of open space or immediately adjacent to residential areas can be disruptive. Consideration should be given to providing appropriate locations for such use and deterrent planting against boundary fences and frontages of private gardens.
- sports pitches do not need to be entirely bleak. Within the constraints imposed by pitch sizes, the boundaries could be sympathetically planted up to help integrate such sites with the wider landscape, rather than drawing attention to them by lines of inappropriate screen planting. Regular inspection will reveal issues such as access pressure and the wearing out of grassed areas, which can affect the visitor's perception of the level of maintenance/use these sites receive. Additional access provision or a small area of hard surfacing may be all that is required.
- adequate maintenance programmes are essential for all area of open space. An air of neglect is a great deterrent to use and enjoyment. Maintenance programmes must be realistic, cost-effective and long-term. Maintenance implications must be considered at the design stage, to avoid building in costly problems for the future.
- developers are advised to make use of the MBC Planning Guidance Note No.8: Planning Out Crime.



Much could be done to make this area more attractive and to reflect the rural context of the Borough

Car Parks

Within car parks, planting is encouraged to improve the visual appearance of large areas of hard surfacing, provide shade for cars in hot weather and to reduce the visual impact of the cars.

If shrub planting is not possible or practical, trees should still be accommodated:

- surface materials should be chosen to avoid an unnecessary urban appearance using low-key materials where possible (refer to guidelines in section 9.1, p9/8);
- surface materials should be porous if possible, particularly in rural areas, to avoid changes to ground-water drainage. If impermeable materials are necessary, flush kerbs or edging should be considered in lightly-used areas, enabling water to drain directly into soft areas. More intensively used areas should include a positive drainage system with petrol interceptors at road gullies to avoid pollution from water flowing from oily surfaces

External Lighting

Modern development frequently includes the provision of external lighting. This can be visually intrusive, can have an impact on wildlife, and may be an inefficient use of energy. Light pollution is likely to be more harmful in the rural environment and more accepted as part of the urban area, and is seen as an increasing problem. The Borough Council will therefore require all planning applications to include only the minimum external lighting possible, and to demonstrate the need for it. Where need can be proved, cars must be taken to ensure that lighting does not intrude on other development and is not visible within the wider environment. Low-level bollard lighting may often be a good compromise solution.



A simple smart appearance is created by subtle use of coloured tarmac and advanced nursery stock planting
Note:

- no additional space required
- security is not compromised
- kerbs protect trees without causing damage to cars



In intensively-used car parks small strips of paving adjacent to parking bays will prevent trampling of planting which results in bare patches

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