



The Street, Preston 1940



The Street, Preston 1960



The Street, Preston 1990

3.1.1 Morphological landscape frame

The morphology of the application area and the landscape within which it is situated is made up of mostly arable fields, orchards and linear development. The surrounding fields are shown as arable since 1940. The expansion of Preston saw large growth in built form between both 1960 & 1990, and 2015 & 2021 Orchards have been present within the village since 1940.

“While it is probable that the Iron Age landscape continued to a large degree in respect of settlement location and farming practice (Champion 2007, 116, 120; Bird 2004, 27- 9; Rudling 2003, 115-7), it is increasingly clear that farmsteads varied in size and complexity. The variation in settlement morphology ranges from unenclosed/open farmsteads, simple enclosed versions and more complex farmsteads. Categorisation of different farmsteads is less than straightforward, and many cannot be clearly identified as one type or another. Nonetheless, the morphological criteria for each has been outlined by Allen and Smith (2016). Complex farmsteads are usually seen as larger settlements than their unenclosed or enclosed counterparts, though this is often due to the presence of associated enclosures, trackways and fields.”

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3.2.1 Geographical context

The historical use of the site: maps dating back to 1940 show the site to be used as an orchard arable land, with the original dwelling on the site dating back to at least 1990. The sites current field pattern remains unchanged since 1990.

3.2.2 The landscape within the area is of historical importance as it is said that; *“The expansion of developer-funded archaeology over the past 25 years has seen a massive increase in the scale of excavation in the region. This is exemplified by major infrastructure projects such as High Speed 1 (Booth 2011) and the East Kent Access Road (Andrews et al. 2015). These have revealed a wide range of sites and allow for an examination of changing settlement patterns over time. The increase in commercial work has contributed more excavated sites to the archaeological record than was known up to 1990 (Allen 2016). One area that has benefitted has been in the countryside, as elements of the landscape that were previously poorly understood, such as farmsteads, field systems and trackways, are now fairly numerous”*

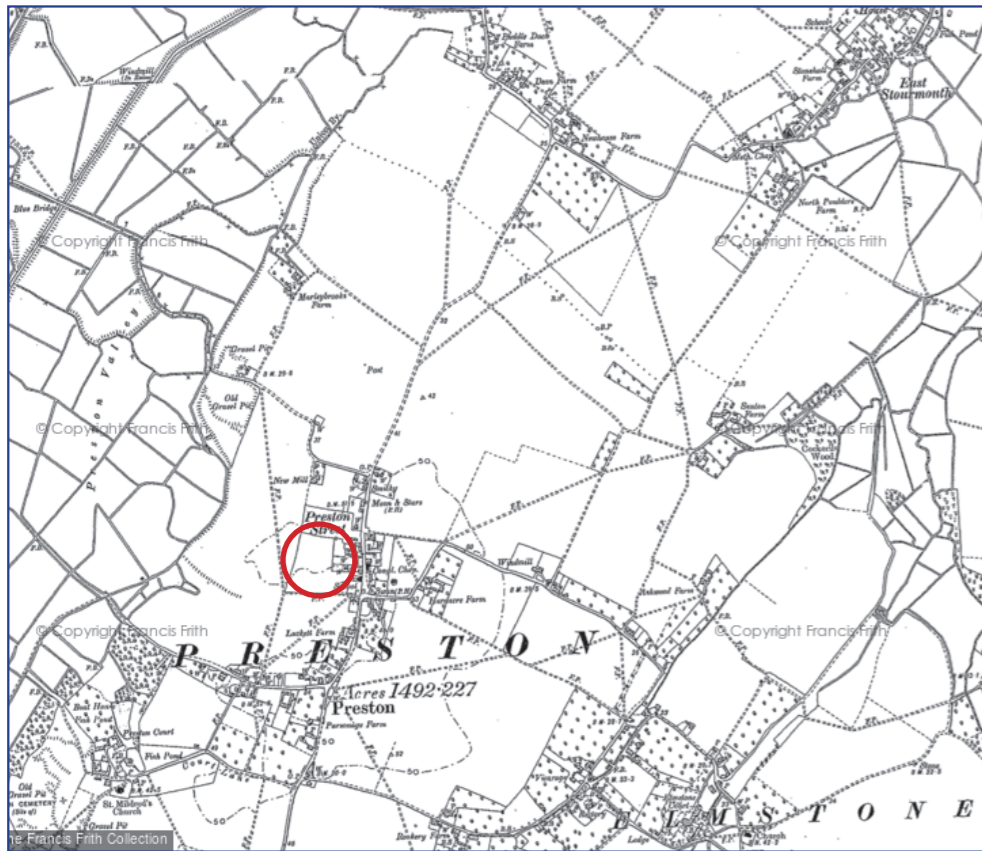
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3.3.1 The history of the village;

“Preston is the next parish westward from Elmstone. It is written in Domesday, Prestetune, and is usually called Preston near Wingham, and in several deeds is stiled East Preston, to distinguish it from another parish of the same name near Faversham. There are three boroughs in this parish.

This parish is small. It is for the most part situated on high ground. The fields are very large and even, level land, and the greatest part of them very fertile. The village, called Preston-street, is nearly in the middle of the upland part of it, and is not unpleasantly situated, on each side of the road, which is here very broad from Grove-ferry to Wingham. The church stands about a quarter of a mile from it, and near it the court lodge, which is well watered by a fine spring rising just above it, which supplies several ponds, one of which is a very large one, and afterwards runs through the marshes towards the river. Just below the court-lodge the hill descends to the marshes, near two hundred acres of which are in this parish. The other, or eastern part, in which the house stands, which is now the residence of the vicar, is separated from Elmstone by a stream of water, which rises there in a pond, and directs its course towards the river.”

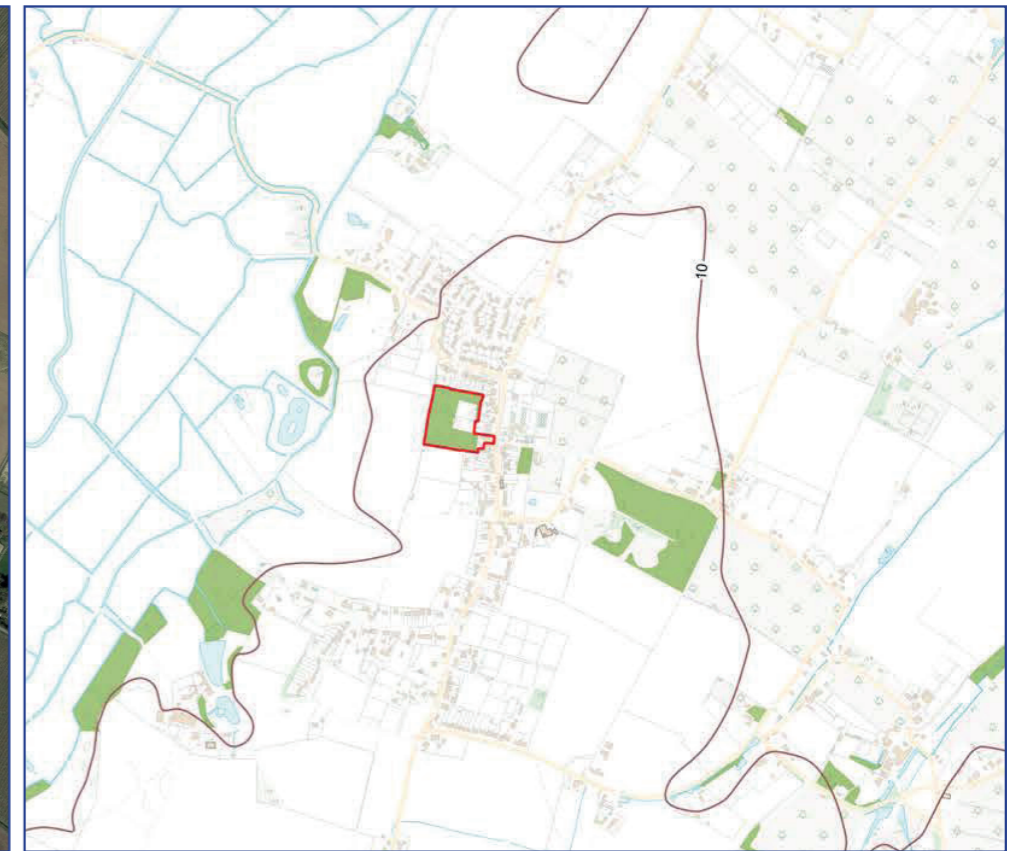
British History Online



Preston 1896 OS map



Satellite image of the subject site present day



Topography map ref: LVIA Desk Study 4.2

SENSITIVITY OF RECEPTOR

MAGNITUDE OF EFFECT

SUSCEPTIBILITY TO CHANGE	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE

MAGNITUDE OF EFFECT	HIGH	MODERATE	MODERATE to HIGH	HIGH
	MODERATE	LOW to MODERATE	MODERATE	MODERATE to HIGH
	LOW	LOW	LOW to MODERATE	MODERATE

The overall Degree or Level of Effect for the development proposals as a whole can be seen in section 8.1 under the title 'Significance of Effect'.

LOW	MODERATE	HIGH
VALUE		

Sensitivity matrix combining value of view with its susceptibility to change

LOW	MODERATE	HIGH
SENSITIVITY		

Magnitude of Effect matrix combining receptor sensitivity with the magnitude of effects

ASSESSMENT OF THE LANDSCAPE:

Value

3.4.1 The site is not identified or designated for its landscape value. The south eastern corner of the site is within the conservation area. **It does not contain any landscape features designated for value such as TPOs**, and has no public access, within the subject site itself. However PRoW EE153 runs adjacent to the subject site boundary on the western side of the application area. The site is not considered to be valued for its indicators of scenic or tranquillity, with its internal landscape features consistent in character with its historical use as an orchard and arable land.

3.4.2 Beyond the application site, small blocks of woodland are found within close proximity.

3.4.3 Existing built form is located directly to the north, east and south east of the subject site. This is a combination of both residential dwellings and commercial buildings, which sit within the landscape, and have done since at least 1940. The linear built form either side of The Street are a strong representation of traditional streetscape character within the conservation area. The proposals are for 16 dwellings forming a dispersed Kent farmstead.

3.4.4 Overall the site and its context are considered to be assessed as **moderate** for its landscape value due to the above.

Susceptibility

3.5.1 The character of the site from the north western, eastern and south western boundaries is partly enclosed, with the open character to the west of the site. There are not large uninterrupted open views for the users of the PRoW EE153 into the subject site due to existing vegetation along the western boundary. The proposals to introduce additional footprint of built form will replace the existing landscape character of the subject site.

3.5.2 With sensitive and appropriate design detailing, the use of local vernacular and the replaced habitats along the western and southern boundaries of the site, the landscape is suitable to accommodate these proposals.