



Ashford Local Development Framework Landscape Character Study

for Ashford Borough Council & English Partnerships

ASSESSMENT & DATA SET : Hollingbourne Vale

November 2005

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Preface

The Landscape Character Study was carried out following guidelines set out by the Countryside Agency. The landscape was divided into Landscape Description Units (LDUs), based on the Historic landscape characterisation study for Kent 2001. The Study Area was divided up into sectors from A - G the order was the priority at the time for looking at areas concerned with GADF to feed into the planing of those areas - F and G being landscapes that woudl not be considered for development.

Each LDU parcel was assessed from an average of 3 points - larger LDUs had more reference points than smaller ones - by two surveyors. Landscape Description Units were based on the Kent Historic Landscape Character Study 2002; Landscape Character Areas of Kent were taken from the Babbie/KCC report 2004.

All sites were viewed from public rights of way using a combination of transport by car and walking footpaths and bridleways. Site notes were recorded on a two-sided A4 record sheet by hand and later transferred to the word documents contained in this data set.

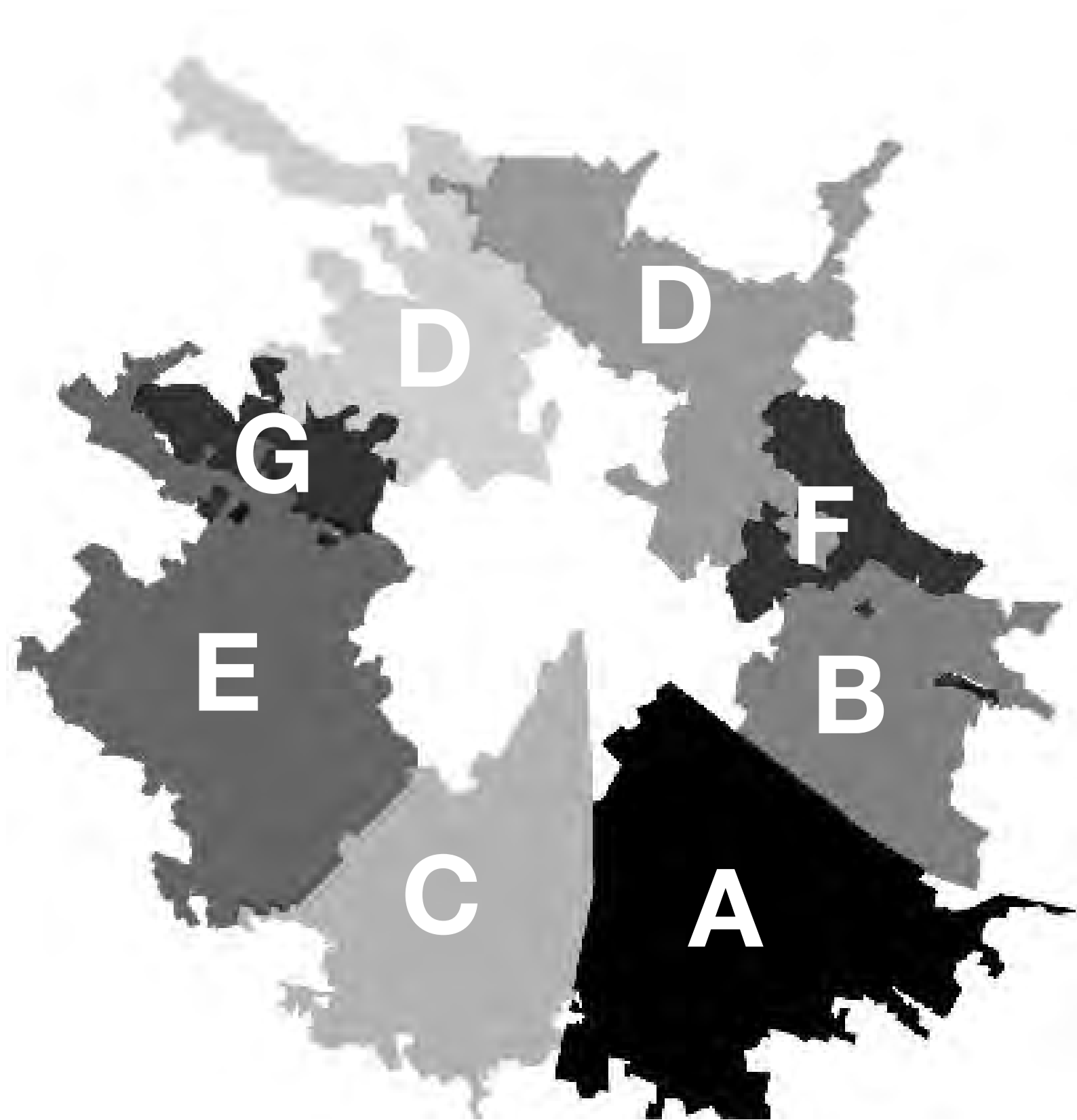
Each LDU is numbered, each filed photograph carries the LDU reference and a photograph location number reference - e.g. D1.3 for LDU D1, third photograph location. The photographs have been saved as jpegs and were generally taken at 1Gb resolution. This data set includes the location maps for the key photographs taken of each LDU. The photogrpahs plus a digital set of the data sheets are contained in a CD bound into the back cover of the data set.

Ordnance Survey maps have been used as a base for hand-drawn plans and scanned for location of photographs etc are reproduced by permission of Ordnance Survey on behalf of HMSO Ashford Borough Council License No LA077038 © Crown copyright. All rights reserved.

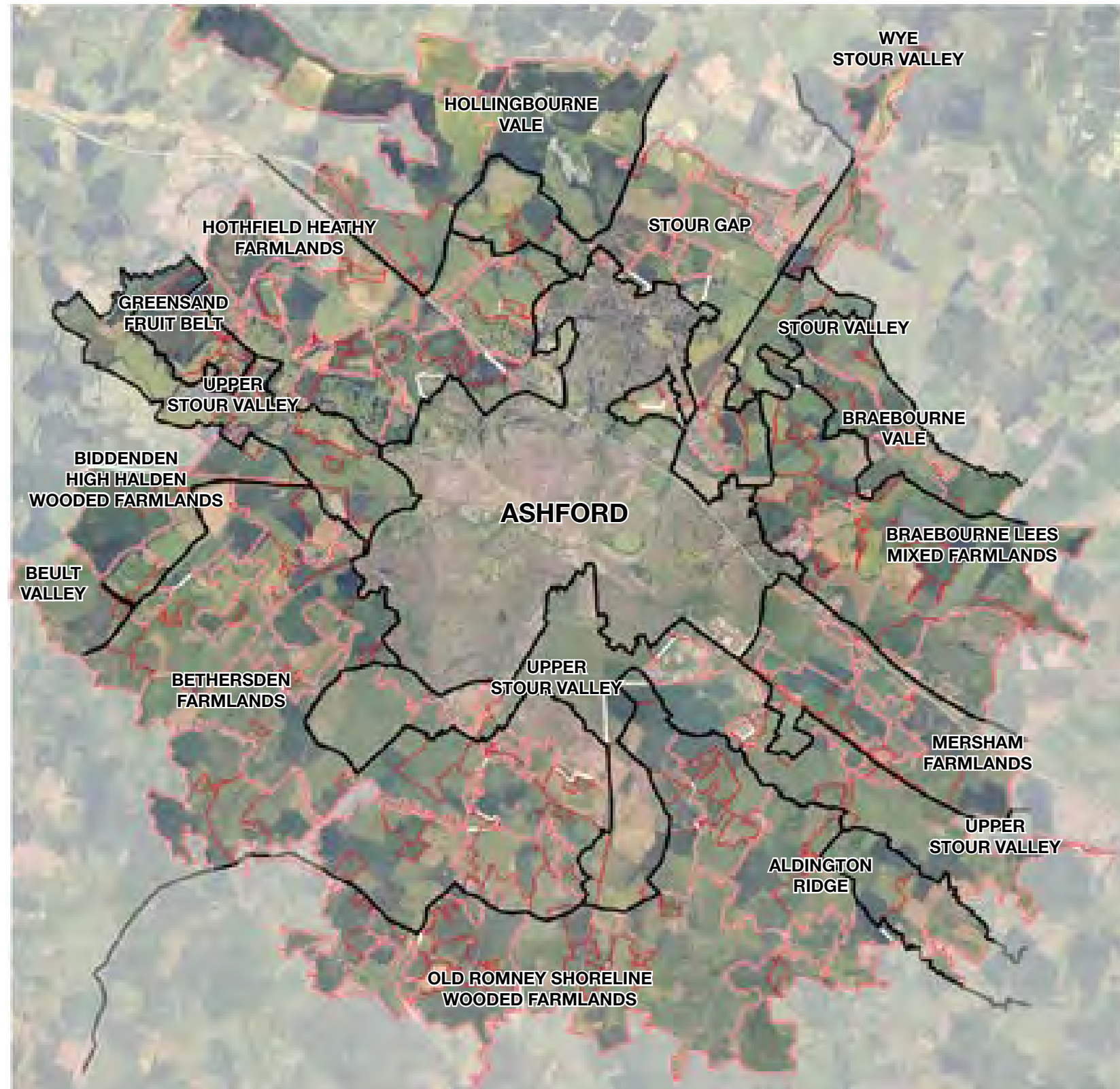
For the assessments the LDUs were grouped by similarity into large blocks we have called District Landscape types (DLT). The 58 DLTs were assessed to fall into one of nine categories used by the County Landscape Character Study. A team of four senior landscape architects and ecologists visited each area as a travelling collegium over a period of four days making on site assesements and checking these by return to specific areas. These first thoughts were then tested by the same team in ths studio a few days later to check for consistency of appraisal. Then each area was check against the feild sheets. This work has been presented in these documents as tables.

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Studio Engleback November 2005



Study Area Fieldwork Sectors



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The Ashford Character Study Area

Black line shows Kent County Landscape Character Areas

Red fine lines show Historic Landscape Character Parcels used as a basis for the Landscape Description Units (LDUs) in this study

White lines show District Areas as defined in the assessment



Section 1 Introduction

Introduction

The Kent Lanscape Character Study

The steep scarp of the Downs, between Boxley and the Stour Valley, overlooks a wide, rolling landscape of mixed farmland. The Greensand Ridge to the south, although less prominent here than near Sevenoaks, forms a gentle rise before the flat, low-lying countryside associated with the River Beult and the Low Weald.

The scarp in this area of the AONB is predominantly grassland, although some parts around Thurnham have been ploughed as a result of arable cultivation in the recent past. This has exposed the highly visible white chalk beneath the shallow, unstable soils. In contrast to the dense woodlands above Boxley, there is only an intermittent fringe of woodland along the scarp top and some scattered trees along field boundaries.

The southern boundary of the AONB extends across the fertile strip of land along the scarp foot. The continual down-wash of soil from the scarp, combined with the sheltered aspect of the resulting fields, produces a belt of very productive agricultural land. For most of its length, the extent of this fertile strip is clearly evident from the single width and uniformity of the large intensively cultivated fields which divide it up. Beyond this strip, the fields are often smaller and more irregular, with more trees and woodland scattered between them.

The agricultural value of the scarp foot has long been recognised and exploited. The Ordnance Survey maps of the late 19th century show a pattern of large, regular fields similar to that of today. In recent years, however, some parts of the scarp foot have been denuded even of the few trees and hedges which formerly occurred there. This has produced vast arable ‘prairies’, that in places sweep up over the scarp onto the downland plateaux. The scale of these ‘prairies’ is inappropriate to the character of the surrounding landscape.

The scarp foot is also characterised by the string of old-established villages, such as Hollingbourne, which have grown up along the line of springs that seep out from the lower levels of the chalk. Hollingbourne Manor is a good example of Elizabethan brickwork. A number of historic parks adjoin the Pilgrim’s Way and the Greenway ancient roads which pass through the area, usually marked out by thick hedges along each side.

The scarp is crossed by a considerable number of roads and footpaths, while for most of its length the North Downs Way runs along the top of the scarp and the Pilgrim’s Way runs along the bottom. Its open nature, and the wide views it offers, mean that this stretch of landscape is particularly sensitive to development. The existing road and railway network, along the southern boundary, already has a considerable impact on the views and quiet enjoyment of this part of the AONB.

The Ashford Landscape Character Study

- Approximately 40% of this County Landscape Character Area (CLA)
- There are 5 large Landscape Description Units (LDUs) in this CLA lying within the study area. The CLT extends much further to the north west. We have omitted the LDU that includes Westwell from the Ashford Study due to its size.
- The LDUs are based on the Historic Landscape Character map for Kent, there are 4 Historic landscape character types in this study area:
 - HLT 1 - Field Patterns
 - HLT 4 - Woodlands
 - HLT 9 - Settlements
 - HLT 10 – Parkland and Designed Landscape
- We have grouped these into 2 District Landscape Types (DLTs)

Assessment

Many of the judgements made about landscape are subjective but the process of landscape assessment provides a robust methodology based on current best practice.

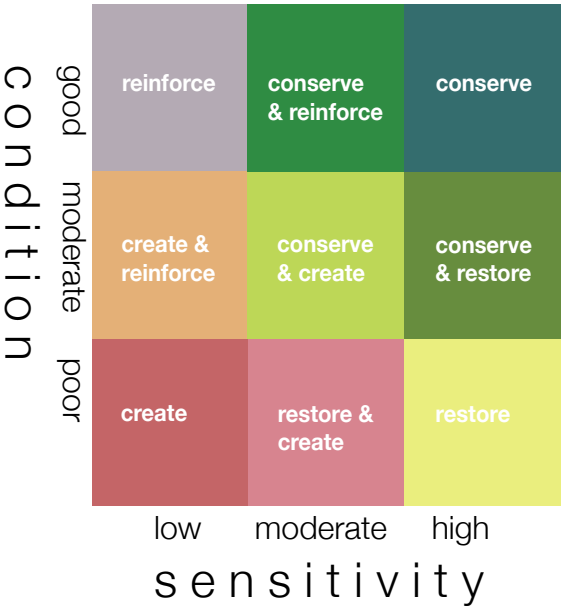
The physical attributes of the landscape are considered in conjunction with the historical and cultural influences, nature conservation interests and landuse. These factors are analysed further in the field to determine the key characteristics, aesthetics, visual unity, ecological integrity, condition of heritage features and impact of built development. The condition and sensitivity of each character area is then determined.

Condition describes the integrity and unity of the landscape such as its functional integrity and visual unity - for example an urban fringe with many detracting elements and loss of unifying features will be of poor condition.

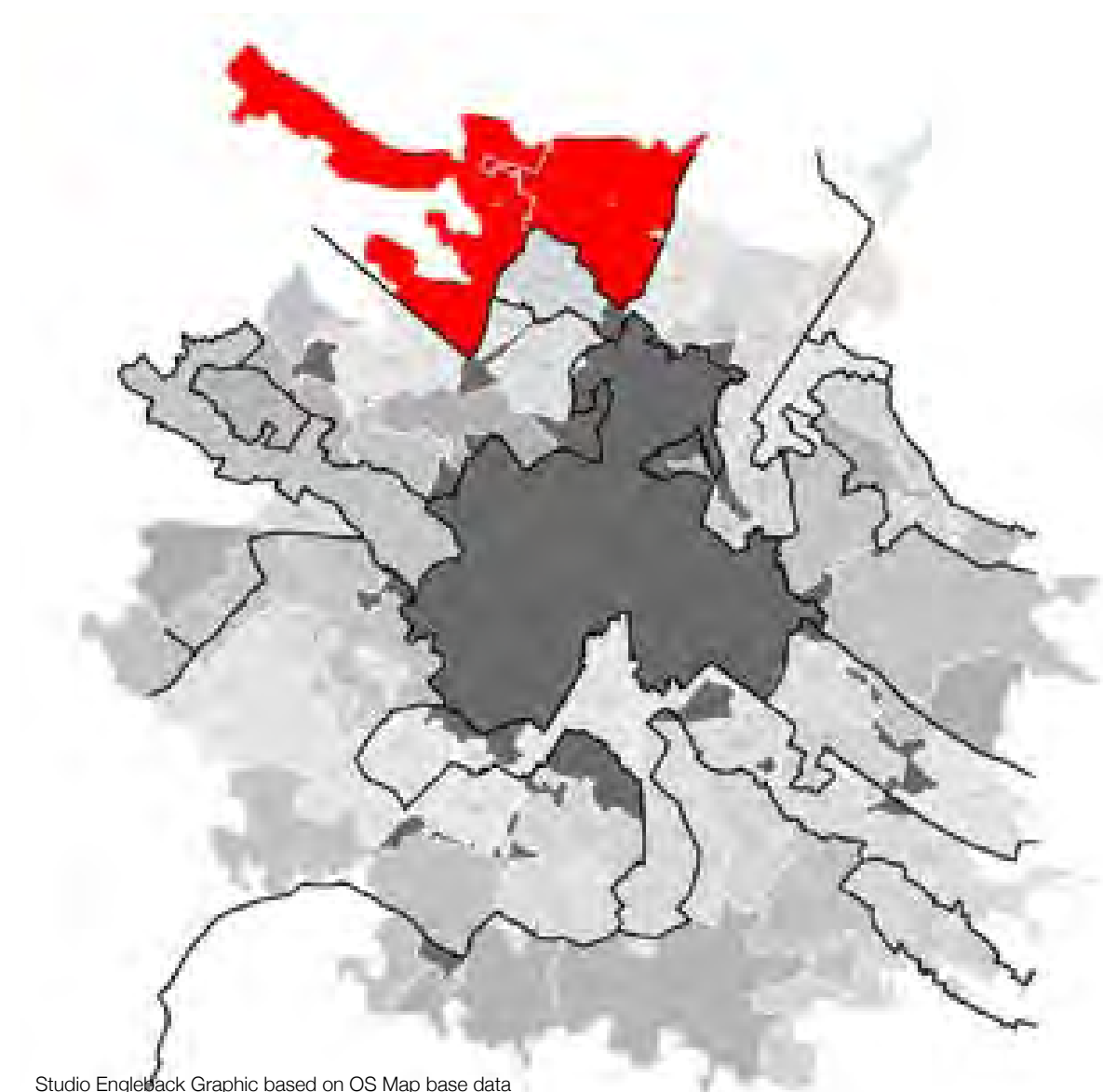
Sensitivity of the landscape refers to its overall character and quality and the extent to which these factors will be tolerant of change in general.

Capacity determines the ability of the landscape to accommodate change without causing loss of the essential character and local distinctiveness. Capacity will vary according to the type and nature of change being proposed.

The matrix combines condition and sensitivity which indicates the area’s ability to accommodate change and the appropriate land management or use, and will assist in the overall policies or development that might be appropriate to a particular area.



Location



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Location of Hollingbourne Vale Landscape Character Area within study area



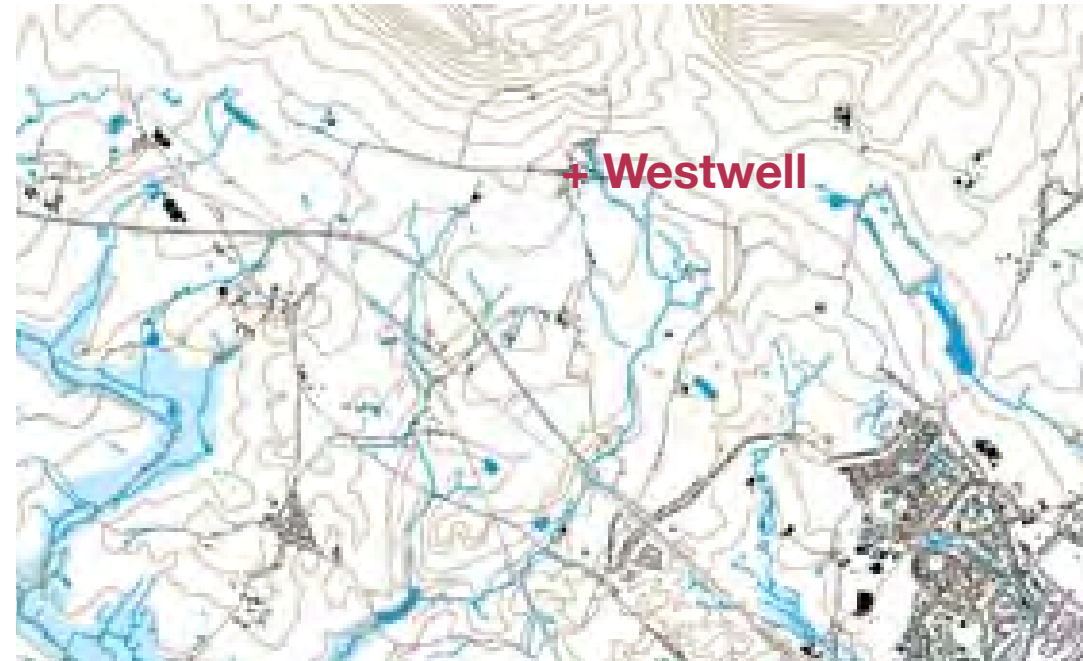
Location of Hollingbourne Vale District Areas

Landscape context



Geology

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Flooding

Geology

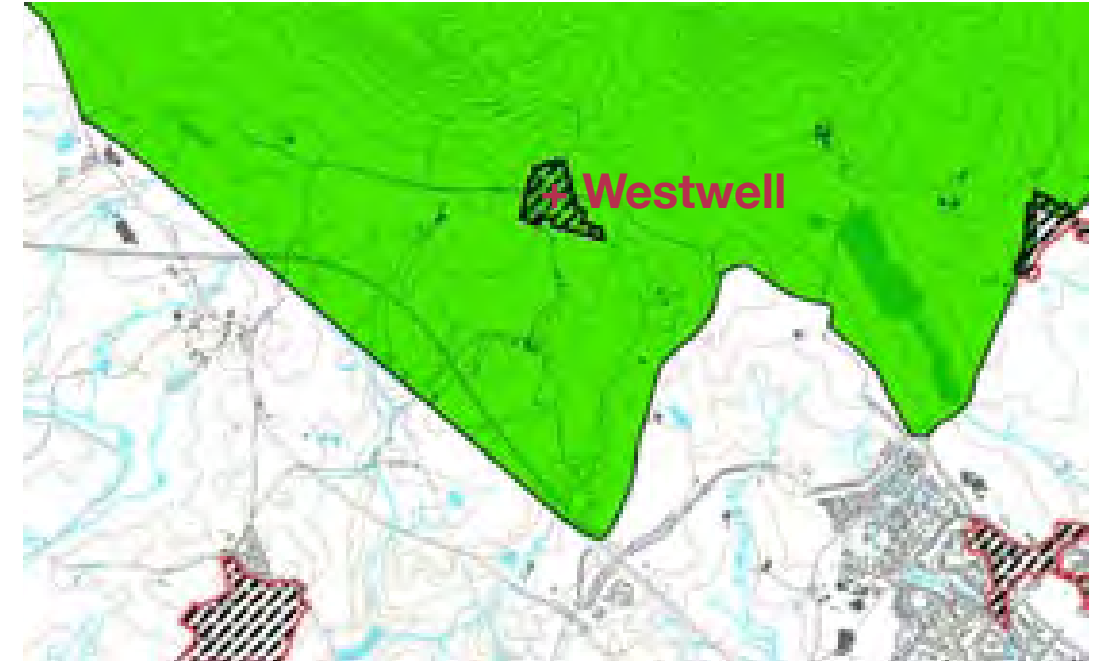
The greater part of the areas lies on chalk - the southern escarpment of the Downs. The southern most tip lies on Wealden Greensand, with a ribbon of Gault clay running between the sand stone and chalk.

Flooding

the areas sits above the floodplain. Small tributaries of the Great Stour flow south westwards.

Heritage

This areas largely falls within the North Downs Area of Outstanding Natural Beauty. The elevation allows extenive views south over the lower Greensand ridge towards the Old Saxon Coastline Wodlands, the Aldington Ridge, and beyond.



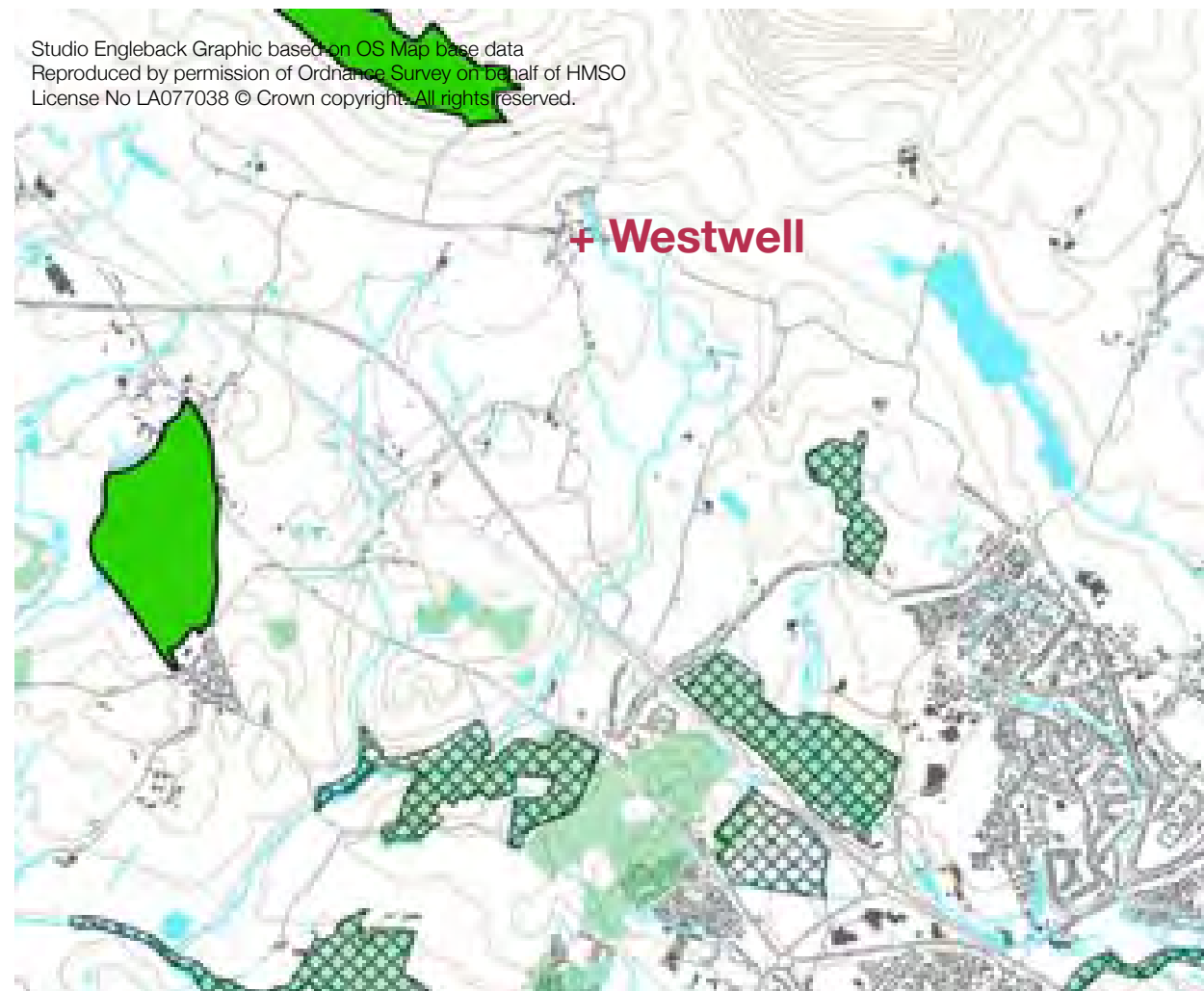
Heritage

Ecology

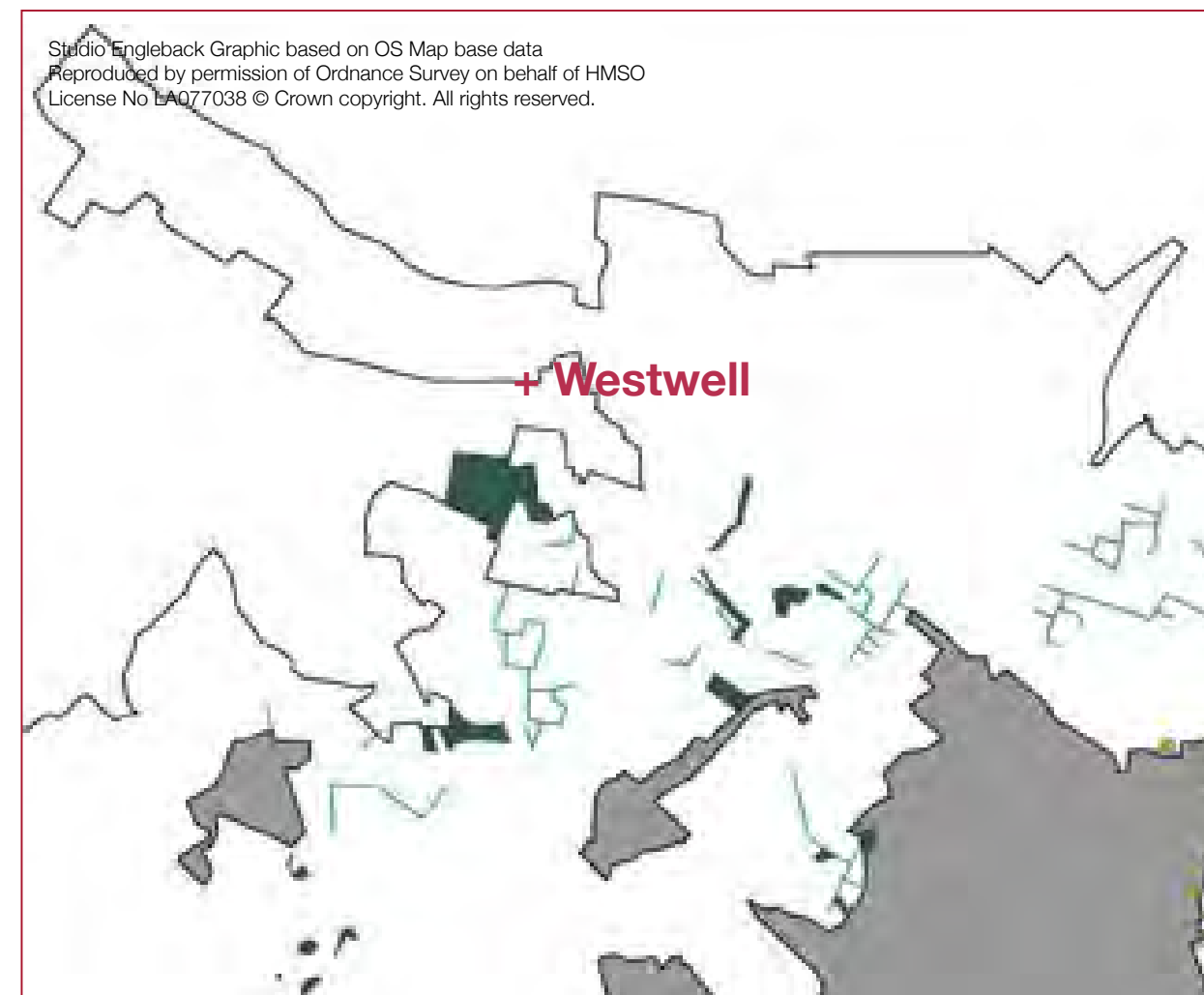
There are no designated sites within this part of the county landsccape area.

Features lost since the 1870s

Hedgerow loss is minor; the most noteable change is the disappearance of an extensive area of woodland to the north of Nash Court.



Ecology



Features lost since 1870's



Section 2 Assessment

Assessment Summary

This county area forms the northern extent of our study area to the north and east of Westwell, including Eastwell Park.

We have made no adjustment to the Kent CLA boundary.

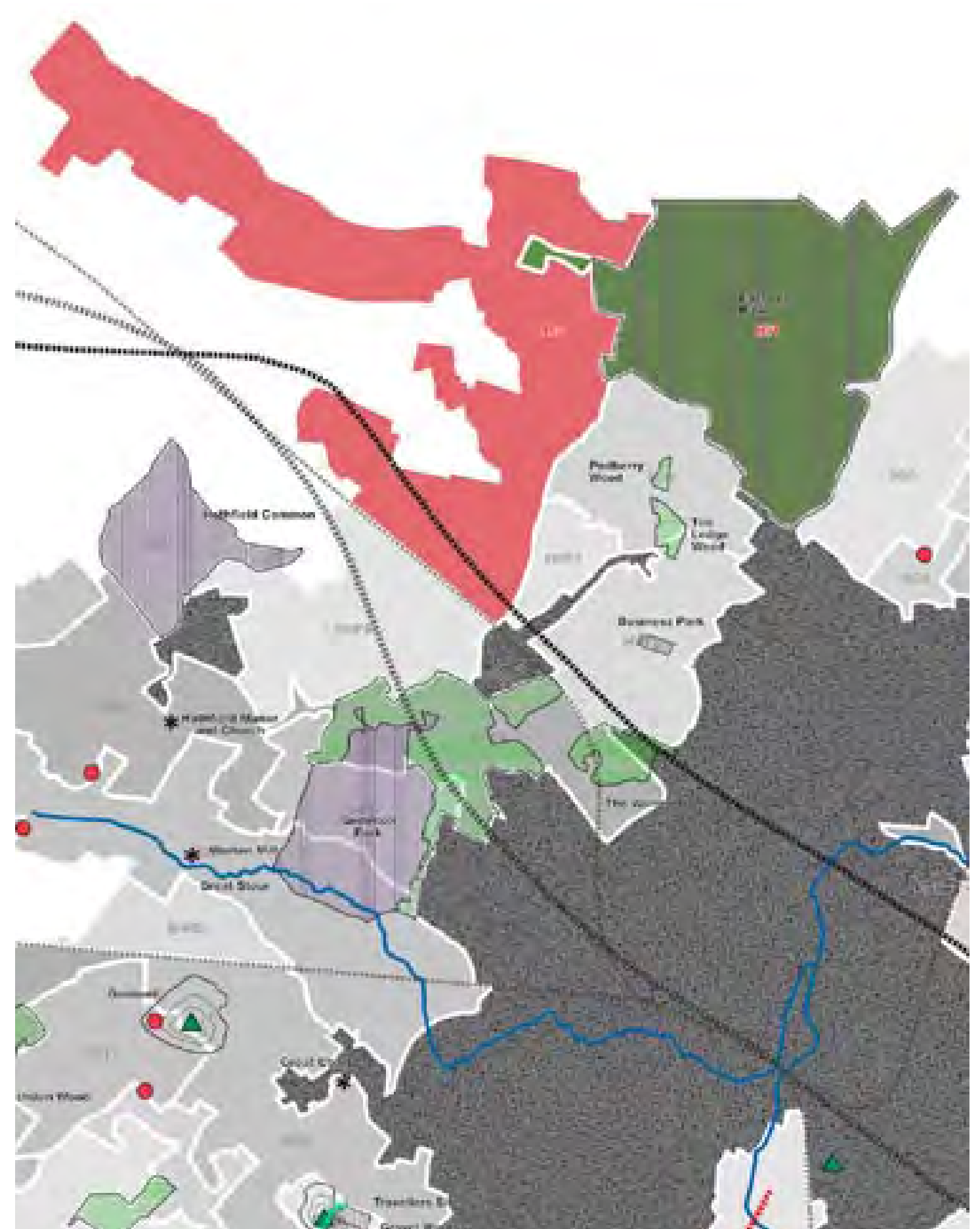
The scarp slope of the Downs is intensively cultivated with large rectilinear arable fields with panoramic views towards Ashford and the M20. There are few hedges but those that do exist are associated with the narrow lanes. Eastwell Park has retained some of its original features such as the hammer pond and remnant parkland trees but the intrusion of hotel and intensive arable farming has eroded much of its parkland character. There are some long range views from the north to the North Downs.



Location of Hollingbourne Vale

reinforce	conserve & reinforce	conserve
create & reinforce	conserve & create	conserve & restore
create	restore & create	restore

Policy recommendation

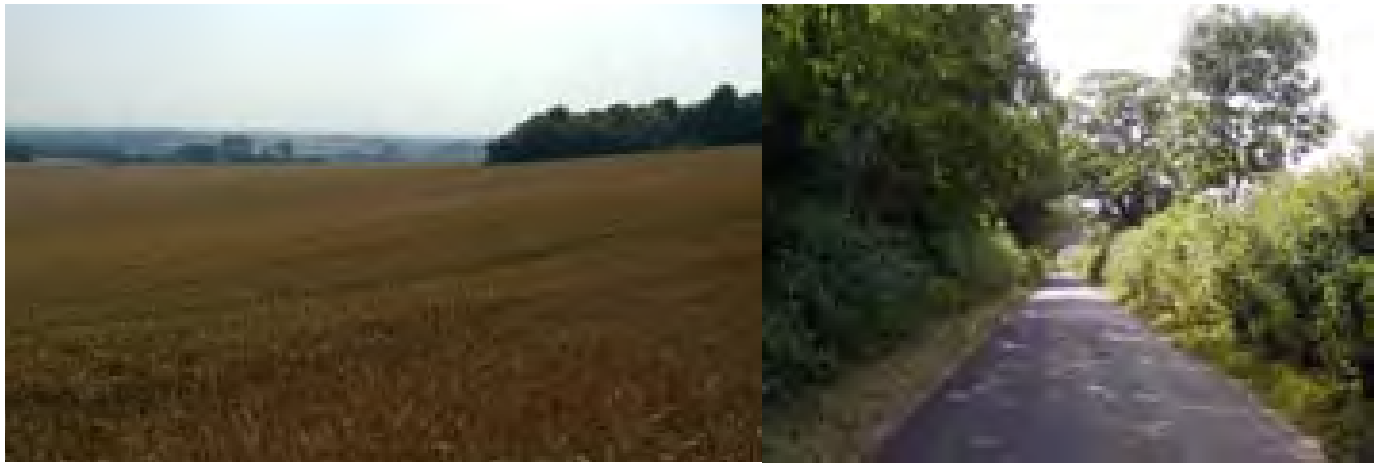




Eastwell Park (D23.3 & D23.4)



View near Crouchers Manor looking towards North Downs (D32.1)













Southerly view across Westwell Farmlands (D33.8 & D33.4) and typical lane nearby

CHARACTERISTIC FEATURES	HV1	HV2
Landuse		
Farming	○	○
Recreation		
Parkland	○	
Woodland	○	
Business Park		
Industry		
Topography		
Flat		
Gently undulating	○	
Rolling		
Steeply sloping		○
Lakes/ ponds	○	
Streams/ dykes		
Vegetation cover		
Intact hedgerows		
Hedgerow trees		
Feature trees	○	
Evidence of hedgerow clearance		○
Evidence of woodland loss		
Farming type		
Predominantly arable	○	○
Mixed farming		
Mainly pasture		
Wet meadows		
Local vernacular		
Ragstone, pegtiles, ship lap		
Oast house		
Visibility		
Open long distance	○	○
Intermittent		
Restricted		

Distinctive Elements



	Church		Green Lane
	Historic Building		Roman Road
	Oast House		Woods
	Hilltop/ Scenic Views		Parks
	River Stour		Flooded Gravel Pits



Eastwell Park (D23.8)
Large parcel of sheep grassed parkland pasture with arable fields and coppice woods. Big lake within with adjacent wetland and wet woodland.

Historically a walled parkland, now mainly arable farmland. Dominant sections of plantation and mixed deciduous woodland run centrally and fringe the parcel to west, south and east. Large open lake of low ecological interest with inappropriate planting to edges. Some good corridors, but arable activity has weakened them. Fine views north to the North Downs are impaired by new hotel building. Impressive arched gateway to the south and boundary brick wall are of historic significance. Huge variety of trees, some very mature with high heritage value. Remains of old church.



Detractors



Key

 CTRL/ Eurostar Rail Line

 Railway Line

 A2070(T)

 M20

 Detractor

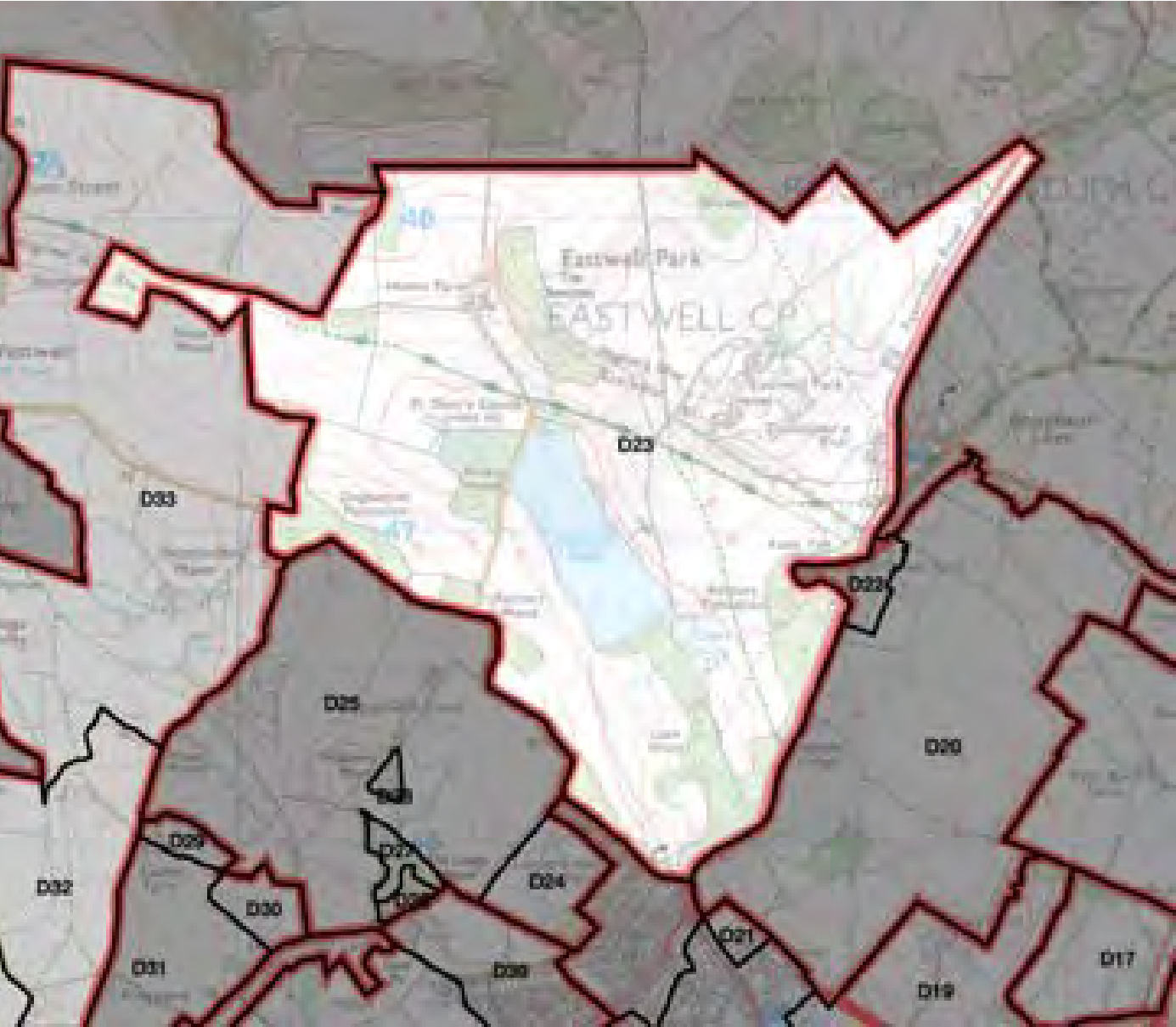


M20 (B11)
The motorway is in cutting for the most part and so impact is from noise only. However the western section is at grade and is visually prominent within the wider views from the elevated slopes of Eastwell.



Section 3 Field Work & Data Sheets

HV 1 Eastwell Park



District Landscape Type: HV 1 Eastwell Park

Comprising: D23

CHARACTERISTIC FEATURES

- A gently sloping parkland with large lake (former hammer pond), remnant parkland trees and scattered woodland blocks.
- Historically a walled estate with fine boundary wall, imposing gatehouse and Jacobean style mansion but now converted to a hotel complex surrounded by intensive arable farmland.
- The woodlands are predominantly beech with sweet chestnut coppice and wet woodland adjacent to the lake.
- The Pilgrims Way footpath crosses the area.

ANALYSIS

Condition

Pattern of elements:	high	Detracting features:	low
Distinctiveness:	moderate	Cultural heritage:	moderate
Ecology:	high	Functionality:	moderate

There is a coherent pattern of varied elements with the remnant trees, lake and woods but these have been poorly managed with some loss to cultural heritage. The mix of woods and water is ecologically important.

Sensitivity

Sense of place:	moderate	Landform:	high
Extent of tree cover:	moderate	Visibility:	high

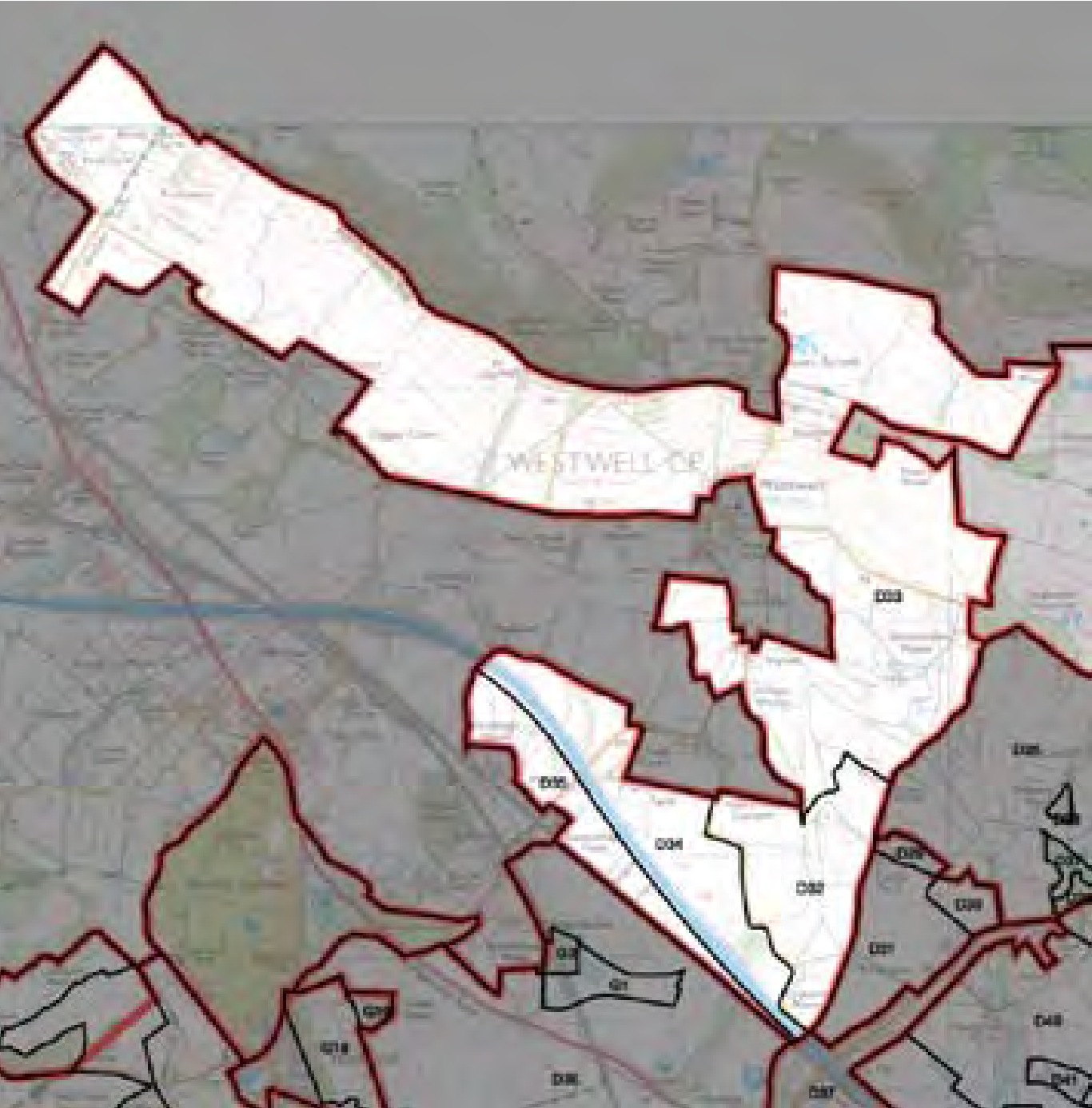
The parkland character has been eroded by the new hotel and conversion of pasture to large arable fields, however some historic remnants remain and it retains its parkland feel on the whole. Views within the valley are intermittent but there are long range views from the north towards the North Downs.

POLICY RECOMMENDATIONS

conserve & restore

- restore pond as an ecological resource with wetlands and marginal planting
- Introduce grazing next to lake (currently algal blooms in lake)

HV 2 Westwell



Location of HV 2 within Hollingbourne Vale

District Landscape Type: HV 2 Westwell

Comprising: D33, D32, D34, D35

CHARACTERISTIC FEATURES

- Open expanse of large regular arable fields with neat hedges rising steeply towards the North Downs to the west of Westwell.
- Generally there are few hedges – some have been poached or replaced with ranch style fencing and where exist are associated with the narrow lanes.
- Long distance views towards the M20 and Ashford.
- North Downs Way and Pilgrims Way skirt the northern edge.
- The southern part is gently sloping and of a smaller scale farmed landscape, where noise and views of the M20 are particularly apparent.

ANALYSIS

Condition

Pattern of elements:	low	Detracting features:	moderate
Distinctiveness:	high	Cultural heritage:	low
Ecology:	low	Functionality:	high

A distinctive pattern of rectilinear arable fields on sloping ground intensively cultivated, but lacking ecological or cultural integrity.

Sensitivity

Sense of place:	low	Landform:	high
Extent of tree cover:	low	Visibility:	high

The sense of place and proximity to the North Downs has been eroded by the prairie style fields and intensive farming. The landform is dominant in the unenclosed highly visible landscape.

POLICY RECOMMENDATIONS

create

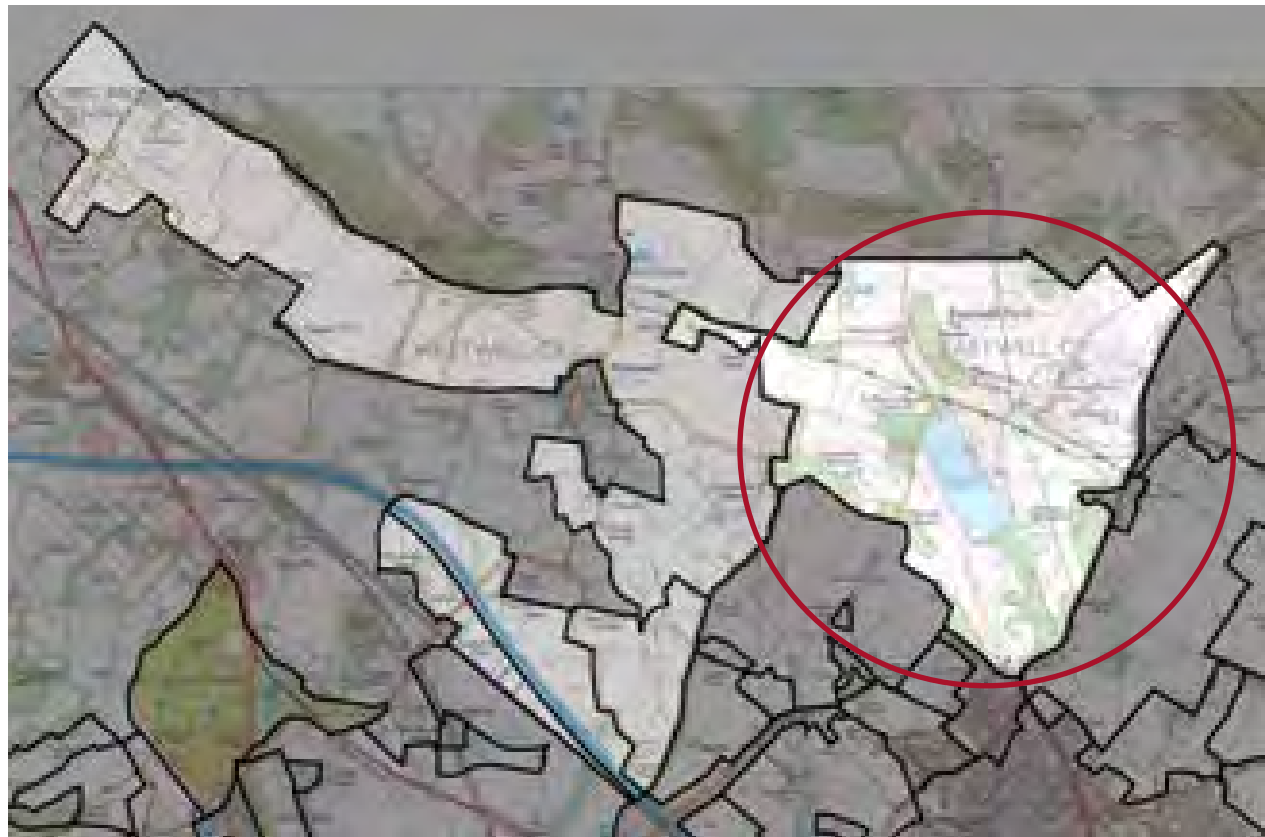
- create chalk grasslands on upper slopes
- improve management

Hollingbourne Vale

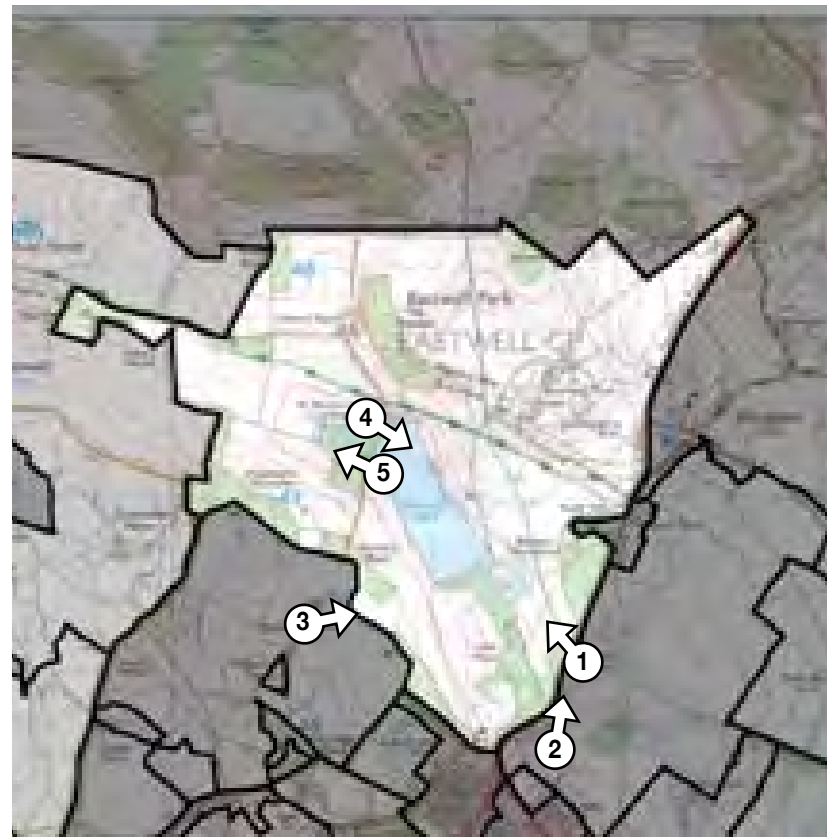
HV1: Eastwell Park

Study Sector:		Kennington (Map ref: TR014464)	
County Landscape Character Area:		Hollingbourne Vale	
Historic Landscape Type:		10.1 Pre-1810 parkland	
Boundaries:		Study boundary to north; arable of D20 to east; urban edge of Goat Lees to south; arable of D25 to west	
TOPOGRAPHY	Apparent	Landform Varied	Views out (long/short/restricted) Long views to north, shorter and framed elsewhere
TREE COVER	Apparent	Key visual elements Mixed deciduous woodlands and plantation; scattered mature and veteran parkland trees	Views within (filtered/framed/open/restricted) Framed by topography and woodlands
ENCLOSURE PATTERN	Apparent	Key visual elements Woodland and treelanes	Pattern and scale Large, irregular Tree lanes form allés
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Isolated lodges and buildings belonging to estate. Modern hotel	Pattern
LANDUSE	Apparent	Key visual elements Arable, commercial, recreation, pasture and coppice	Seasonal variation Arable crop and deciduous
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Large lake and some streams with wetland and wet woodland		Species associations Alder, willow, planted silver birch,
Landuse/farm type	Primary Arable and pasture		Other Pasture
Woodlands	Coppice/plantation Beech and Sweet Chestnut coppice		Species Oak, beech, ash, hazel, sweet chestnut, horse chestnut, yew, sycamore, maple
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Scattered parkland trees, linear treegroups and hedgerows		Species Oak, cedar, lime, poplars, yew, birch, fir, sweet chestnut, sprouse, hazel, beech
Field boundaries	Hedges/ditches/stock fence/electric Stock fence, hedgerows		Species Hawthorn, ash, cypress, hazel, blackthorne, clematis
Highways and footpaths	Major road/railway/local road/footpath/no public access Local roads, private roads and footpaths.		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Isolated lodges, hotel		Urban edge/pylons/masts/new housing
Other features (such as moats)	Brick wall, arched gateway		

Brief summary description: Large parcel of sheep grassed parkland pasture with arable fields and coppice woods. Big lake within with adjacent wetland and wet woodland. Historically a walled parkland, now mainly arable farmland. Dominant sections of plantation and mixed deciduous woodland run centrally and fringe the parcel to west, south and east. Large open lake of low ecological interest with inappropriate planting to edges. Some good corridors, but arable activity has weakened them Fine views north to the North Downs are impaired by new hotel building. Impressive arched gateway to the south and boundary brick wall are of historic significance. Huge variety of trees, some very mature with high heritage value. Remains of old church.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Incongruous hotel to north				Intact
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Some in coppice woodlands and lake. More in wetland and wet woodland west to lake		Ecological corridors and networks Some hedges from lake, wetland and woodland, streams. Other than that little.		Moderate
Intensity of land use and habitat trend Variable				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Many very mature to veteran		Good
Field Boundaries		Survival of historic field pattern and condition Historic parkland now arable Few good boundaries, mostly stockfence		Variable
Other features		Brick wall to grounds Arched gateway Remains of old tower		Good
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	Low
Hotel	On hilltop	Prominent in winter, screened in summer		
Scattered houses		Vernacular		



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Photograph locations/ direction



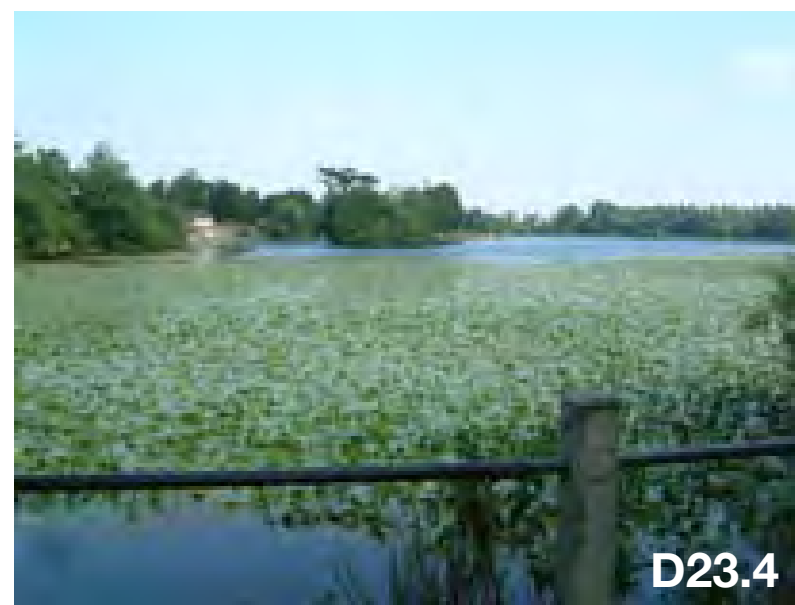
D23.1



D23.2



D23.3



D23.4



D23.5

Hollingbourne Vale

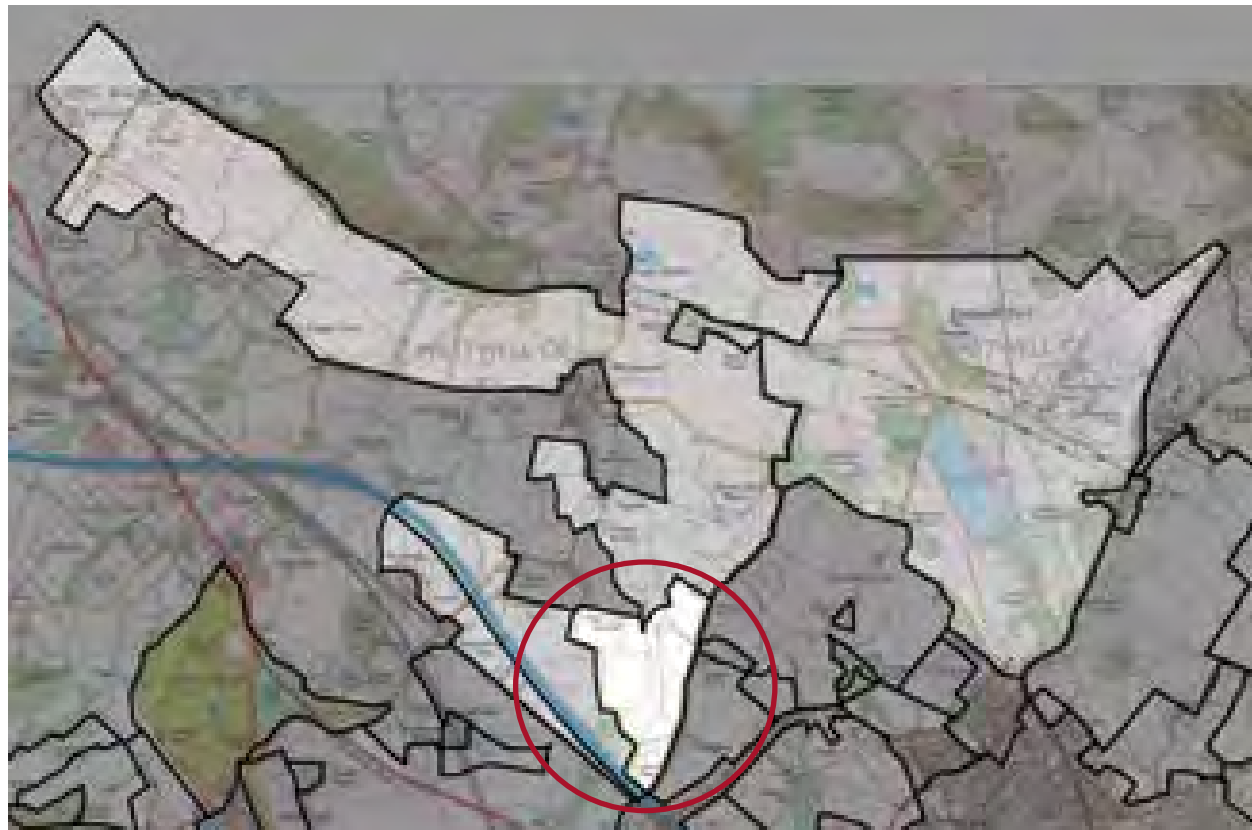
HV2: Westwell

Survey Date: 4.11.04 Reference: D32 Location: Crouches Manor Surveyors: AK/MG

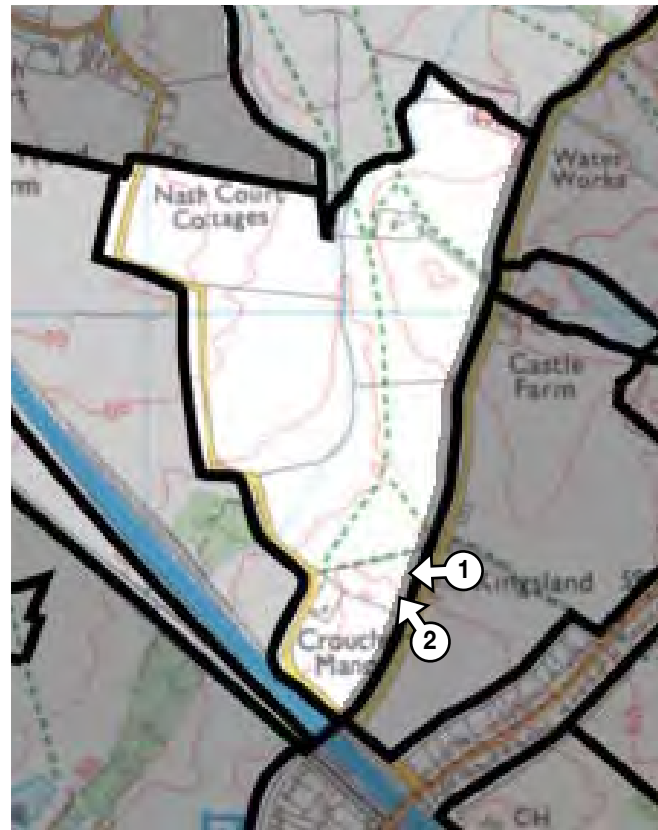
Study Sector:		Kennington (Map ref: TQ994458)	
County Landscape Character Area:		Hollingbourne Vale	
Historic Landscape Type:		1.10 Medium regular with straight boundaries	
Boundaries:		Study boundary to north; D34 arable and M20 to south west; arable of D31 and D25 to east	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Gently sloping to stream	Views out (long/short/restricted) Long to north – North Downs; restricted south by landform
TREE COVER	Dominant Apparent Insignificant	Key visual elements Wooded stream	Views within (filtered/framed/open/restricted) Open
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Hedgerows and mature trees	Pattern and scale Large arable and medium scale pasture
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Isolated properties	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements arable	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Wooded stream		Species associations Willow, black poplar
Landuse/farm type	Primary Arable		Other
Woodlands	Coppice/plantation Wooded stream		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Hedgerows, wooded stream, Leylandii hedges around properties		Species Oak, pine, horse chestnut, willow, black poplar
Field boundaries	Hedges/ditches/stock fence/electric Hedges, stock fencing		Species Hawthorn, hazel
Highways and footpaths	Major road/railway/local road/footpath/no public access Network of footpaths		Other features (such as tree-lined lanes) Fine lane to west
Built features	Villages/settlements/farms/churches/oasts Isolated properties		Urban edge/pylons/masts/new housing M20
Other features (such as moats)			

Reference: D32 ctd.

Brief summary description:				
Noise and visibility of M20 impacts strongly onto parcel. Mixed farmland with grazed pasture to east and arable to south and west. Land slopes towards wooded stream. Good continuous hedgerows to east and west. Isolated properties and fine views to north. Fine sunken lane to west.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Noise and views of M20				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches	Ecological corridors and networks Wooded stream, continuous hedgerows, wide verges.		High Moderate Low	
Intensity of land use and habitat trend Moderate				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure Mature			Good Variable Poor
Field Boundaries	Survival of historic field pattern and condition Good hedgerow along boundary lanes			Good Variable Poor
Other features				Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High
M20 visible and noisy		Prominent		Moderate - high
Isolated properties		Leylandii hedges		Low



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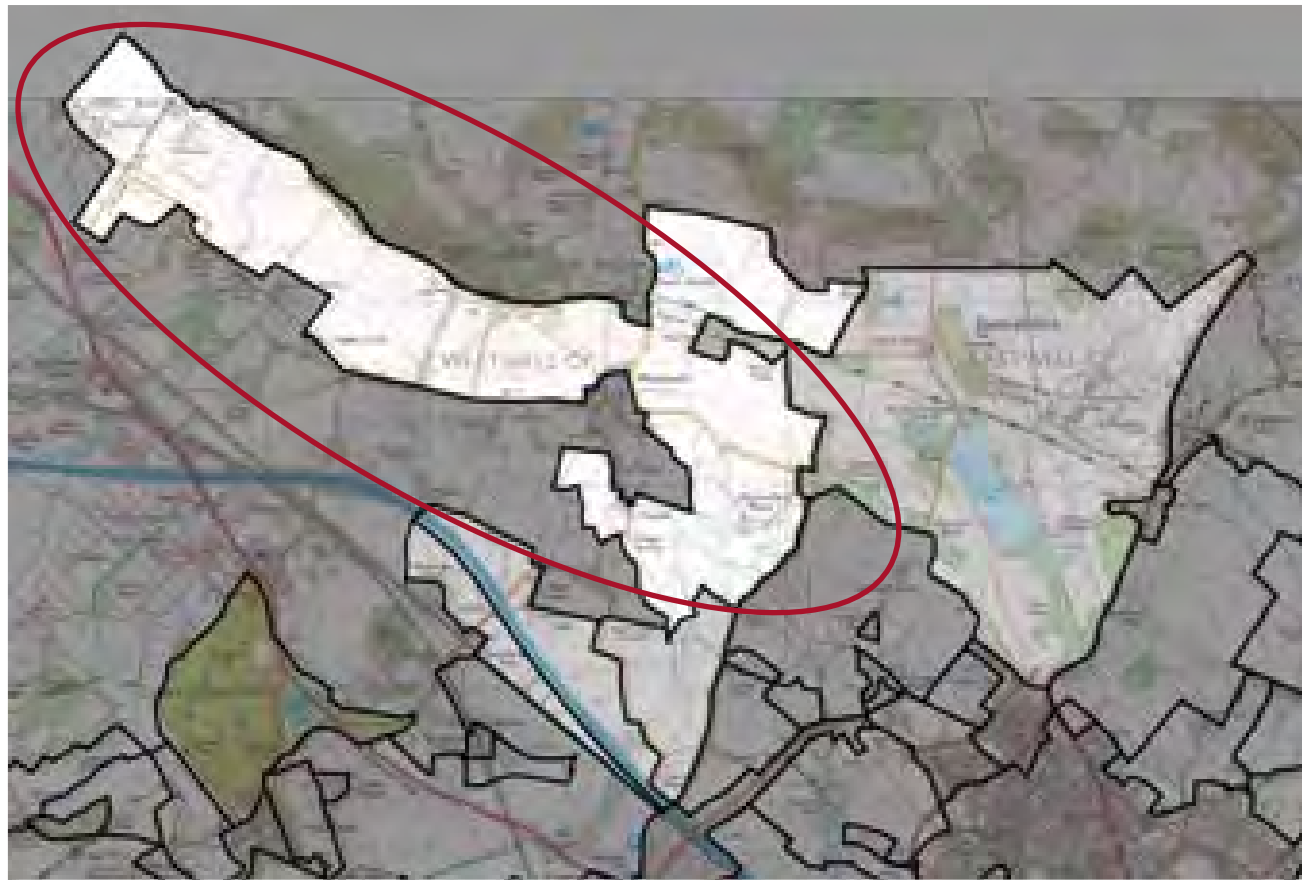


Photograph locations/ direction

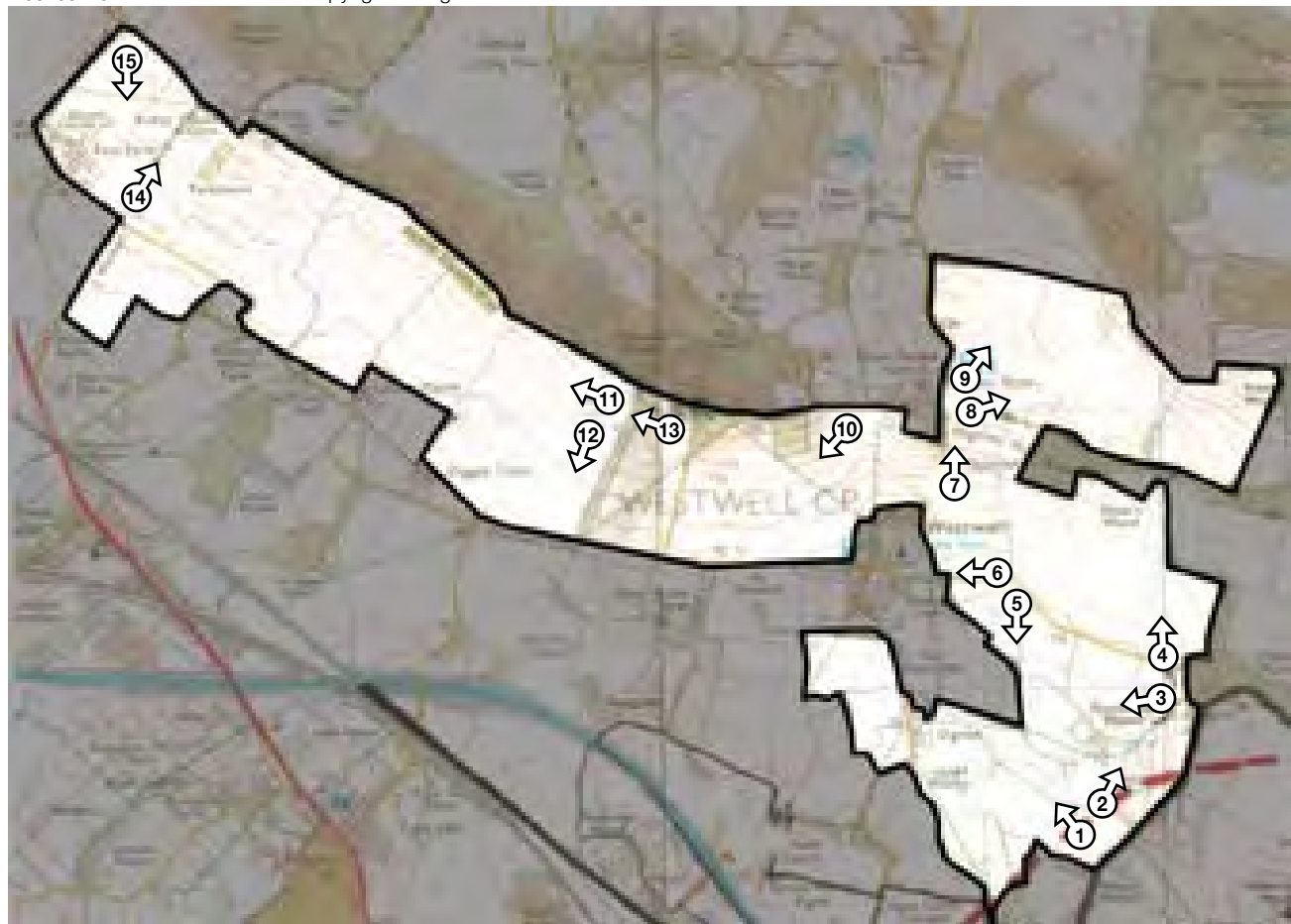


Study Sector:		Sandyhurst (Map ref: TQ985477)	
County Landscape Character Area:		Hollingbourne Vale	
Historic Landscape Type:		1.15 Small rectilinear with wavy boundaries	
Boundaries:		N. Downs to north, study boundary to SW, D32 & D25 to S, D23 Eastwell Park to E.	
TOPOGRAPHY	Dominant	Landform Dominant beyond boundary and steep rise to the Downs to N and beyond+gentle sloping fields within.	Views out (long/short/restricted)
TREE COVER	Apparent	Key visual elements Woodland to N and beyond boundary	Views within (filtered/framed/open/restricted)
ENCLOSURE PATTERN	Insignificant	Key visual elements Many absent hedgerows and huge arable fields	Pattern and scale
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Several isolated farm houses/ farm buildings & few large country houses/ mansions	Pattern
LANDUSE	Dominant	Key visual elements arable	Seasonal variation With crop
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Steep rise to North Downs		Species associations
Landuse/farm type	Primary NW tip – small wood/ storage yard. Mainly large open arable fields with absent enclosures. Small chalk woodland on steeper slope to north.		Other Recreation – many fine footpaths. Small sheep pasture SE near to sewage works.
Woodlands	Coppice/plantation Sycamore, beech, yew, hazel coppice. Chalk Hill top Woods – beech, birch, yew, sycamore, hemp agrimony, oregano.		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Isolated oak & ash in hedges and in fields.		Species Line of copper beech planted at Skeats Wood. Small line of leylandii trees at sewage works.
Field boundaries	Hedges/ditches/stock fence/electric Hedges along lanes but absent along most field edges. Some fields have stock fences.		Species Hawthorn, elder, hazel, blackthorn, dogwood, ash, clematis, meadowsweet, bramble.
Highways and footpaths	Major road/railway/local road/footpath/no public access North Downs Way and Pilgrims Way skirt the northern edge.		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Pett Farm – huge attractive historic house complex to W. Very old brick wall to Pett Farm.		Urban edge/pylons/masts/new housing
Other features (such as moats)	Steep green lane- attractive heritage feature runs north beyond Wicken Lane.		

Brief summary description: Very large & irregular shaped parcel dominated by steeply rising land to the north towards the North Downs. The land use is dominated by open expanses of arable, with no sign of historic field pattern remaining. The hedgerows are most notable along the local lanes with many thick and species rich sections. There are 2 notable sunken lanes-one north of Westwell and one N of Westwell Lane and a steep green lane byway running N-S to the north of Wicken Lane. The North Downs Way runs along the northern boundary, as well as remnants of Pilgrim's Way trackway. The north of the parcel is dominated by steep sides woodland at the boundary, with a few narrow sections of woodland (mainly beech) entering the study area to the west of Westwell. There are scattered attractive farmsteads and a large manor with notable brick wall at Pett Farm to the far west. Panoramic views from the north of the parcel take in Ashford and beyond.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Fine long views to the west over fields from eastern boundary on raised lane. Prominent wooded knoll to north dominates horizon. Very long fine views from Dunn Street towards Ashford and hills.				Intact
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches woodland to north (linked to larger area of woodland)		Ecological corridors and networks Hedgerows along lanes and few streams		Moderate - boundary woodland & chalk flora to north
Intensity of land use and habitat trend Mainly high				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Mature woodland & hedgerow trees		Good
Field Boundaries		Survival of historic field pattern and condition More like prairie field landscape in places		Poor
Other features		By-ways and long distance footpath		Good
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type none	Siting	Design	Extent	High Moderate Low



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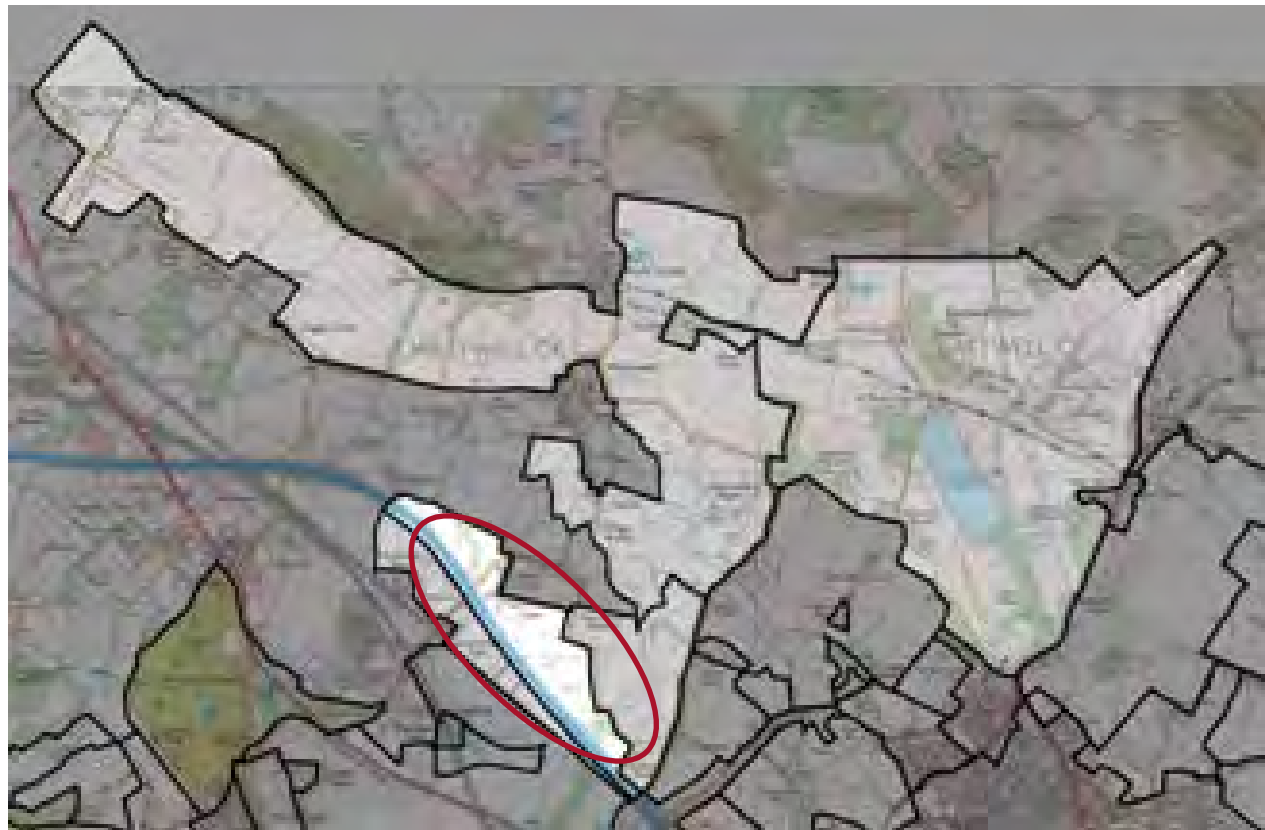


Photograph locations/ direction

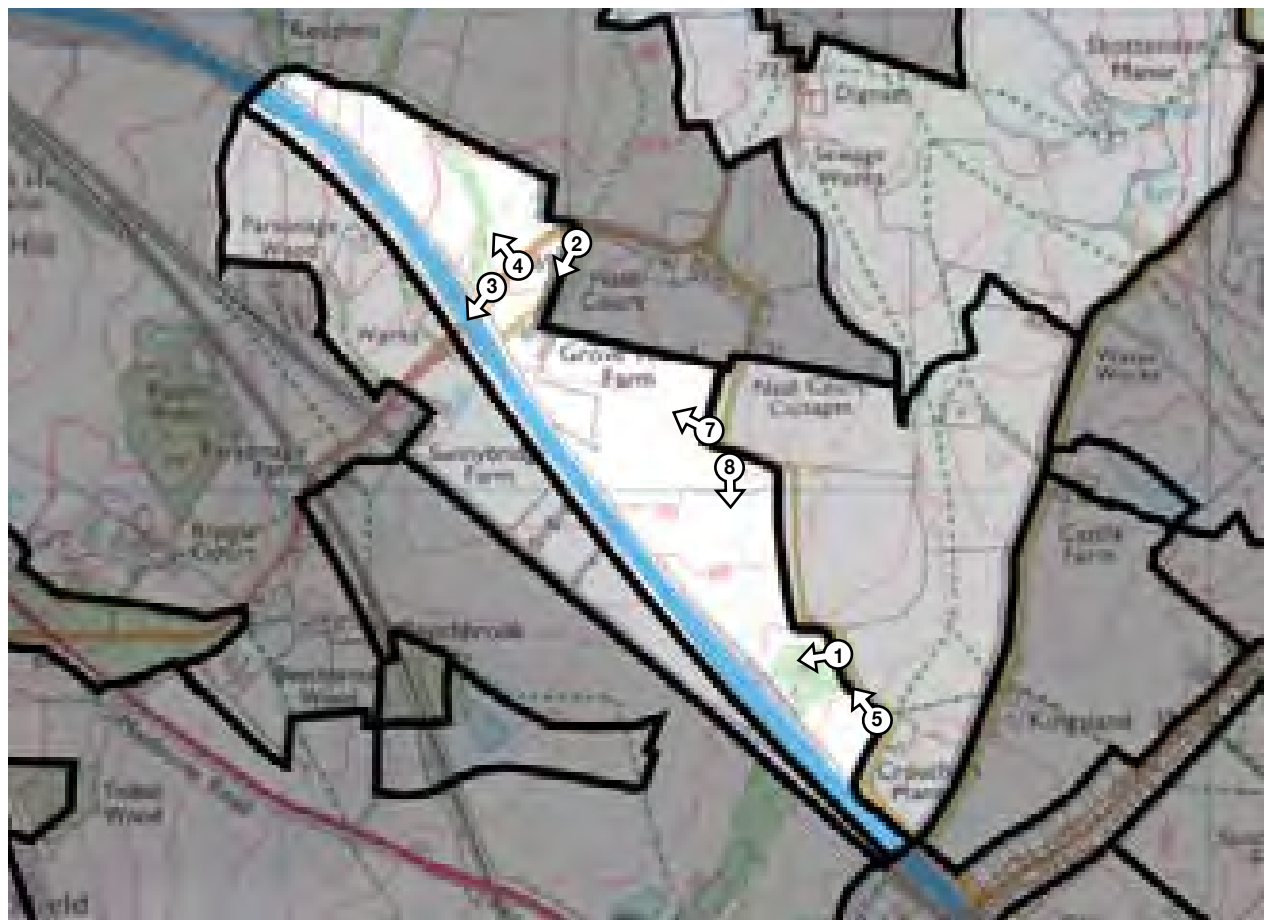


Study Sector:		Sandyhurst (Map ref: TQ985463)	
County Landscape Character Area:		Hollingburne Vale	
Historic Landscape Type:		1.6 rectilinear with wavy boundaries.	
Boundaries:		M20 to SW; Study boundary to N; D32 to E	
TOPOGRAPHY	Apparent	Landform Rises to W, esp. in NW	Views out (long/short/restricted) Long to North Downs in places, medium across M20 to W
TREE COVER	Apparent	Key visual elements Small woodland blocks	Views within (filtered/framed/open/restricted) Open in arable, framed elsewhere
ENCLOSURE PATTERN	Apparent	Key visual elements Hedgerow along lanes enclosing smaller parcels.	Pattern and scale Open, large arable, some smaller enclosures.
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Grove Wood Farm	Pattern
LANDUSE	Apparent	Key visual elements Arable	Seasonal variation With crop
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Stream to SE (+NW?)		Species associations
Landuse/farm type	Primary Arable		Other Woodland, improved pasture, cattle grazing
Woodlands	Coppice/plantation Mixed woodland to SE Damp woodland strip to NW Small woodland block near Grove Wood Farm of hornbeam coppice with oak, ash & field maple. Bluebell ground flora.		Species Oak, ash, willow
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt New native planting along lane under M20 (also thick verge)		Species Hazel, hawthorn, field maple, rose, ash and oak
Field boundaries	Hedges/ditches/stock fence/electric Thick hedges along lanes, some gappy internal hedges & stock fence		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access M20 on embankment to W boundary. Westwell Lane to East & local road under M20.		Other features (such as tree-lined lanes) Westwell Lane has high hedgerow, sunken & winding in places.
Built features	Villages/settlements/farms/churches/oasts Grove Wood Farm		Urban edge/pylons/masts/new housing
Other features (such as moats)			

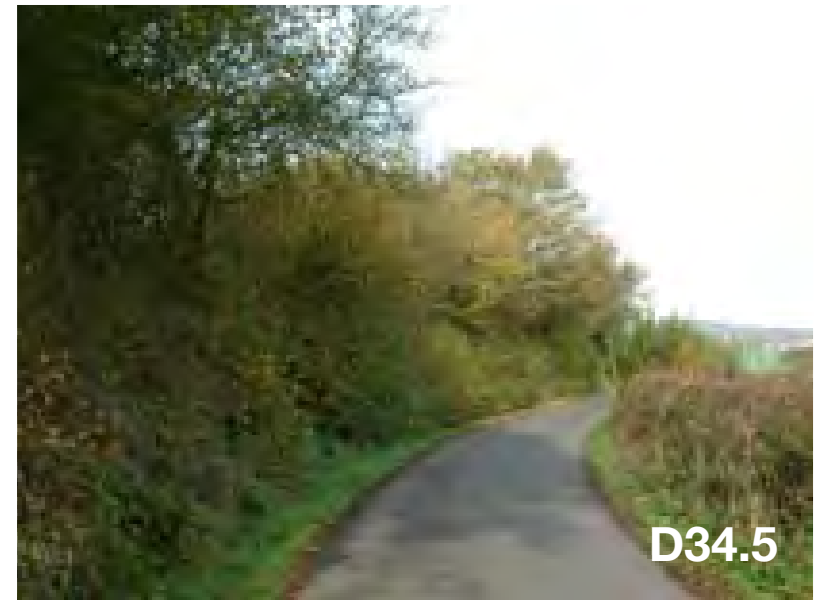
Brief summary description: Narrow parcel dominated by open arable farmland bounded to the west by the M20 on embankment which is a strong detractor. Scattered small sections of woodland throughout, most notably a small hornbeam coppice remnant near Grove Wood Farm with fine stretches of bluebells. Westwell Lane is a heritage feature to the eastern boundary, with fine high hedgerow and sunken and winding in place. Smaller enclosures of cattle grazing and improved pasture are framed, but otherwise an open landscape. Some new planting along lane to NW which passes under M20. Fine long views to North Downs in places, but character spoilt by noise and visual impact of motorway.				
Visual context and unity – <i>assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance</i>				
M20 major interruption to W boundary – especially evident next to arable.				Interrupted
Ecological integrity – <i>how well does this area of countryside function as a habitat for wildlife?</i>				
Extent of semi-natural habitat and patches Number of small woodland blocks		Ecological corridors and networks Hedgerows along Westwell Lane, good verge to lane to NW		Moderate
Intensity of land use and habitat trend Mainly high				
Condition of heritage features – <i>assess current condition and make note of vulnerability to change</i>				
Tree Cover		Age structure Mature in woodlands and hedge along Westwell Lane. Some newer planting at lane near M20 in NW		Good
Field Boundaries		Survival of historic field pattern and condition Interrupted to centre by M20		Variable
Other features				
Impact of built development – <i>how well does modern development respect local vernacular, character and sense of place</i>				
Type M20	Siting On embankment to w boundary	Design	Extent	High



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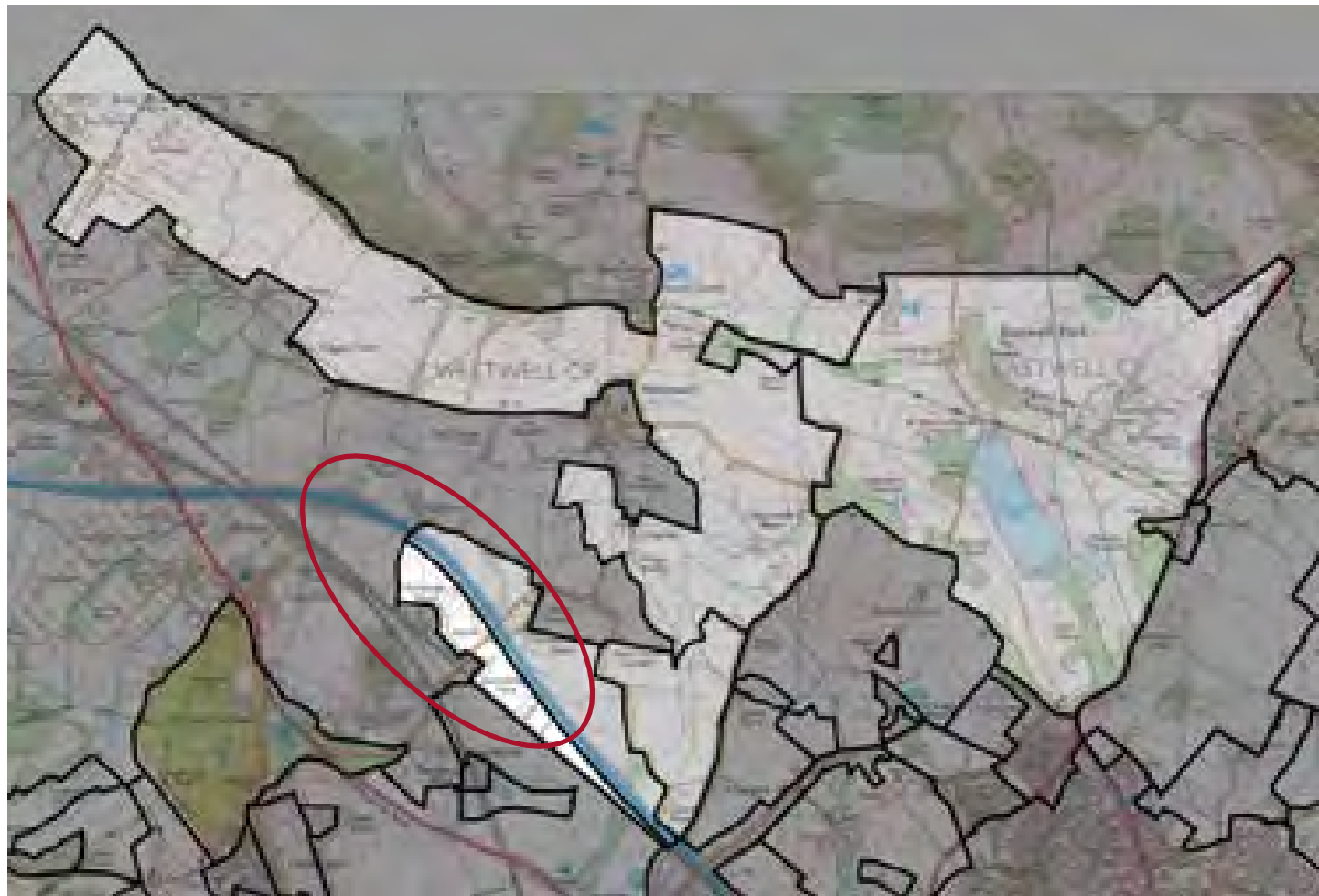


Survey Date: 5.11.04 Reference: D35 Location: SW of M20 Surveyors: LH/MG/HA

Study Sector:		Kennington (Map ref: TQ992454)	
County Landscape Character Area:		Hollingbourne Vale	
Historic Landscape Type:		1.9 Small regular with straight boundaries	
Boundaries:		M20 to north east, railway to south west	
TOPOGRAPHY	Dominant Apparent Insignificant	Landform	Views out (long/short/restricted) Across M20, framed towards North Downs
TREE COVER	Dominant Apparent Insignificant	Key visual elements	Views within (filtered/framed/open/restricted) restricted and framed
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements Motorway and railway fence	Pattern and scale Fragmented
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements Railway and M20	Pattern
LANDUSE	Dominant Apparent Insignificant	Key visual elements Transport corridor, woodland, pasture, horseriding and arable	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds		Species associations
Landuse/farm type	Primary Transport corridor		Other
Woodlands	Coppice/plantation		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Linear strip along M20, lane and railway		Species Ash, oak, birch, field maple, native planting, aspen, hazel, hornbeam
Field boundaries	Hedges/ditches/stock fence/electric Security fencing		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access M20 and railway form boundaries		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Some buildings along M20, use unknown		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: D35 ctd.

Brief summary description:				
Long narrow strip of arable and some woodland between M20 and railway. New native planting along M20 embankment, older woodland along railway embankment. Pasture in north section				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Fragmented by transport corridors. Long views towards North Downs				Intact Interrupted Fragmented
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches	Ecological corridors and networks		High Moderate - high Low	
Linear patches – will improve as new planting matures	Thick scrub and verges along roads and rails			
Intensity of land use and habitat trend low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure varied			Good Variable Poor
Field Boundaries	Survival of historic field pattern and condition Gone			Good Variable Poor
Other features				Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High
M20 and adjacent buildings	On embankment	Planting will mature and screen		Moderate Low



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Photograph locations/ direction



D35.1



D35.2



D35.3



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