



Ashford Local Development Framework Landscape Character Study

for Ashford Borough Council & English Partnerships

DATA SET : Brabourne Lees Mixed Farmlands

November 2005

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Studio Engleback
8a London Road
Tunbridge Wells
Kent TN1 2EJ

Tel: 01892 538 537
Fax: 01892 538 438
email info@studioengleback.com
web: www.studioengleback.com

studio**engleback**

The survey team included:

Luke Engleback MLI Chartered Landscape Architect
Louise Hooper MLI Chartered Landscape Architect
Gary Grant MIEEM Ecologist
Mark Goddard Ecologist
Alex Morse Ecologist
Andrea Kenworthy MLI Chartered Landscape Architect
Hans Martin Aambo Assistant Landscape Assistant
Jacinta Faithfull Assistant Landscape Assistant
Katrín Pfeiffer Senior Landscape Architect
Katie Davis MLI Chartered Landscape Architect

The phase 1 study period ran from late August to November 2004 the phase 2 study ran from June to October 2005

The assessment team included:

Luke Engleback MLI Chartered Landscape Architect
Professor Michael Ellison Past President of the Landscape Institute
Gary Grant MIEEM Ecologist
Andrea Kenworthy MLI Chartered Landscape Architect

The reports were compiled with the above plus:

Paul Mamo
Roger Cooper
Shinichi Ito
Lukas Boras

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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.

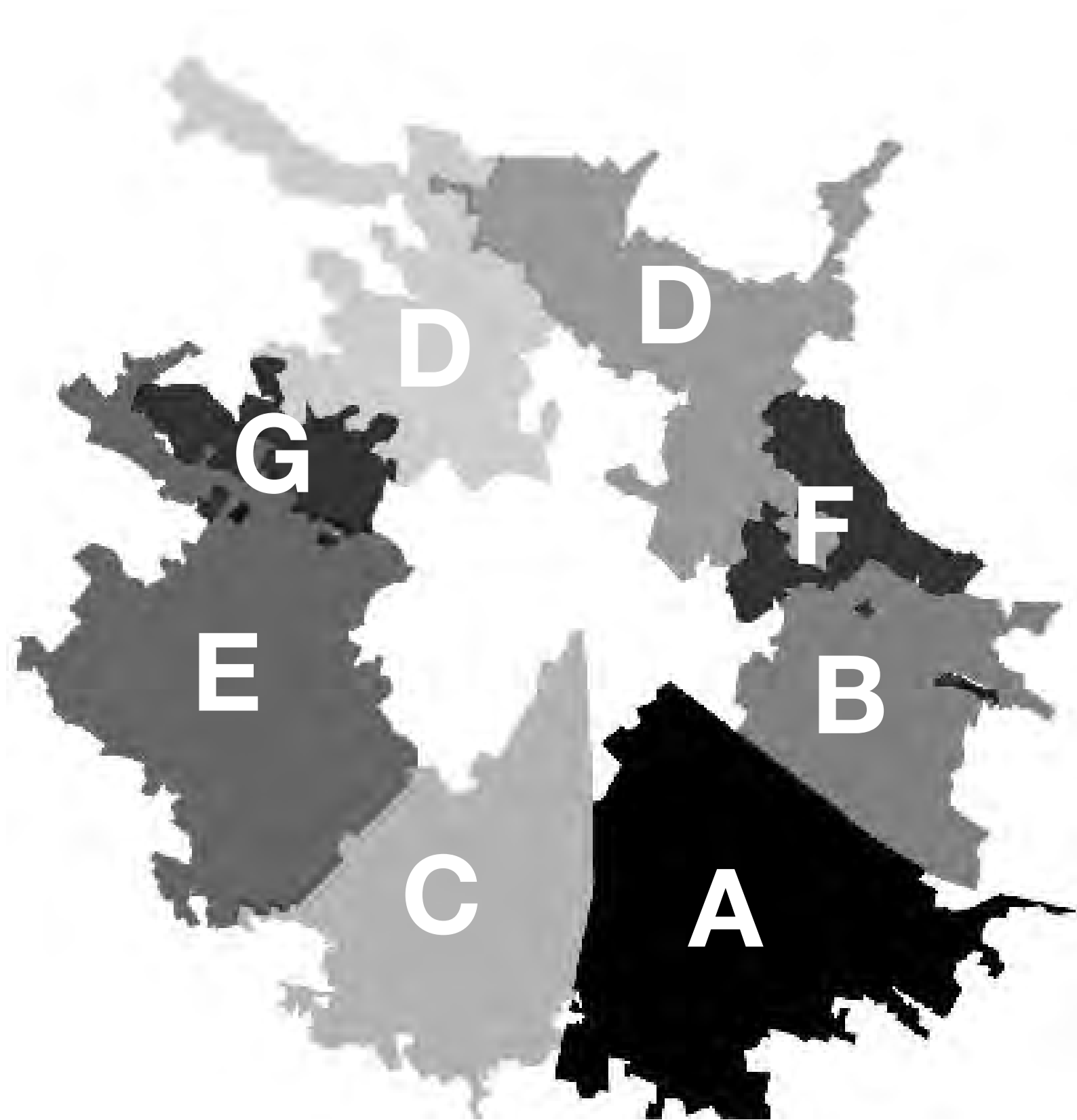
Each LDU is numbered, each filed photograph carries the LDU reference and a photograph location number reference - e.g. D1.3 for LDU D1, third photograph location. The photographs have been saved as jpegs and were generally taken at 1Gb resolution. This data set includes the location maps for the key 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.

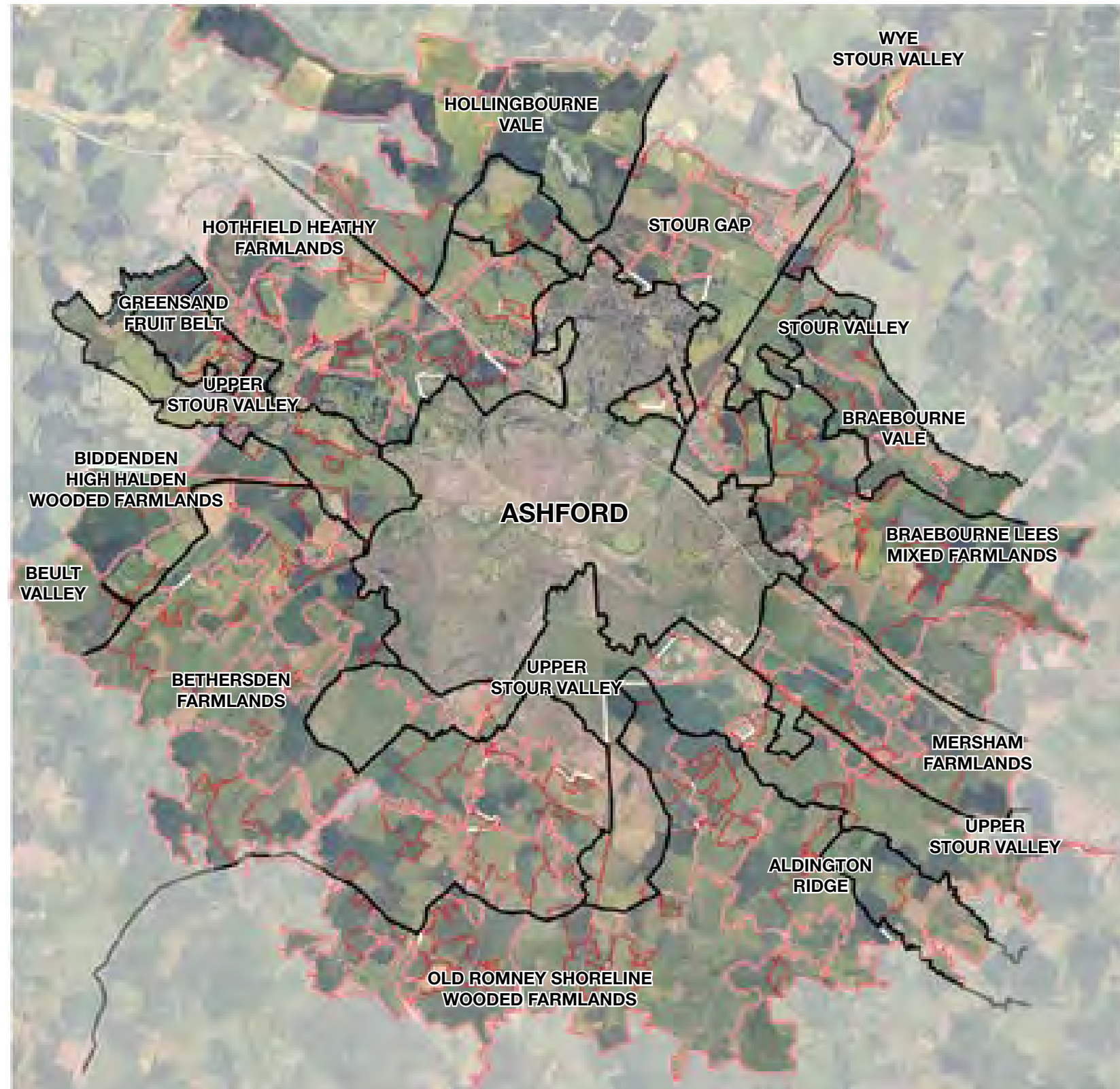
For the assessments the LDUs were grouped by similarity into large blocks we have called District Landscape types (DLT). The 58 DLTs were assessed to fall into one of nine categories used by the County Landscape Character Study. A team of four senior landscape architects and ecologists visited each area as a travelling collegium over a period of four days making on site assessements 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.

All photographs © studio engleback . A read only CD of the photo database and maps are located in the back of landscape character report 122/doc/014

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 Brabourne Lees Mixed Farmlands are located on the Folkestone and the Sandgate Beds to the east of Ashford. These gently undulating mixed farmlands extend from the outskirts of the town at Willesborough Lees to the small settlement of Lilyvale. The character area is bounded to the south by the M20 motorway.

The topography is varied ranging from the lower and flatter lands close to Ashford and the Great Stour to the undulating landscape at Hatch Park and the knoll at Brabourne Lees. The soils are generally fine and loamy but those over the sandy Folkestone Beds are better drained and of higher quality whilst the Sandgate Beds can give rise to seasonal waterlogging because of the clay beds within them.

Woodlands are locally characteristic of the landscape notably around Hatch Park, although much of this is managed for coppice. The remnants of a rich valley bog which can be found at Willesborough Lees, and create an interesting landscape of damp rough grazing land surrounding the marsh with its marsh violets, purple moor grass and unusual sedges and bog mosses. These Sites of Nature Conservation Interest (SNCIs) are close by the eastern outskirts of Ashford so may come under increasing pressure for recreation. At Hatch Park a large part of the south of the parkland has been lost to arable since the 1960s. This part of the park also suffers immensely from the presence of the M20 especially from traffic noise which can be very dominant. The north of the park is designated as a Site of Special Scientific Interest (SSSI) and has many old pollards of historic and conservation interest despite losses due to the 1997 storm.

The Ashford Landscape Character Study

- Approximately 80% of this County Landscape Character Area (CLA)
- There are 18 Landscape Description Units (LDUs) in this CLA lying within the study area
- The LDUs are based on the Historic Landscape Character map for Kent, there are 3 Historic landscape character types in this study area:
 - HLT 1 - Field Patterns
 - HLT 4 - Woodlands
 - HLT 7 - Valley Floor and Water Management
 - HLT 9 - Settlements
 - HLT 10 - Parkland and Designed Landscape
- We have grouped these into 3 District Landscape Types (DLTs)
- There is one historic settlement, Hinxhill, which is divided into the 2 LDUs - the settlement around the church (F9) and around Hinxhill Court (F10)

In carrying out the survey and discussing the results we find that there are minor adjustments that should be made to the County Landscape Character Area Boundary:

- Removing LDUs D9 and D10 which lie north of Blackwall Farm and adding to the Stour Valley CLT

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.

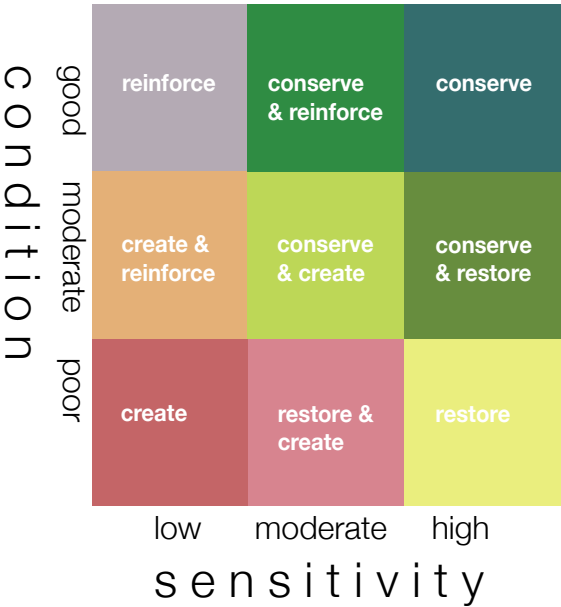
The physical attributes of the landscape are considered in conjunction with the historical and cultural influences, nature conservation interests and landuse. These factors are analysed further in the field to determine the key characteristics, aesthetics, visual unity, ecological integrity, condition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

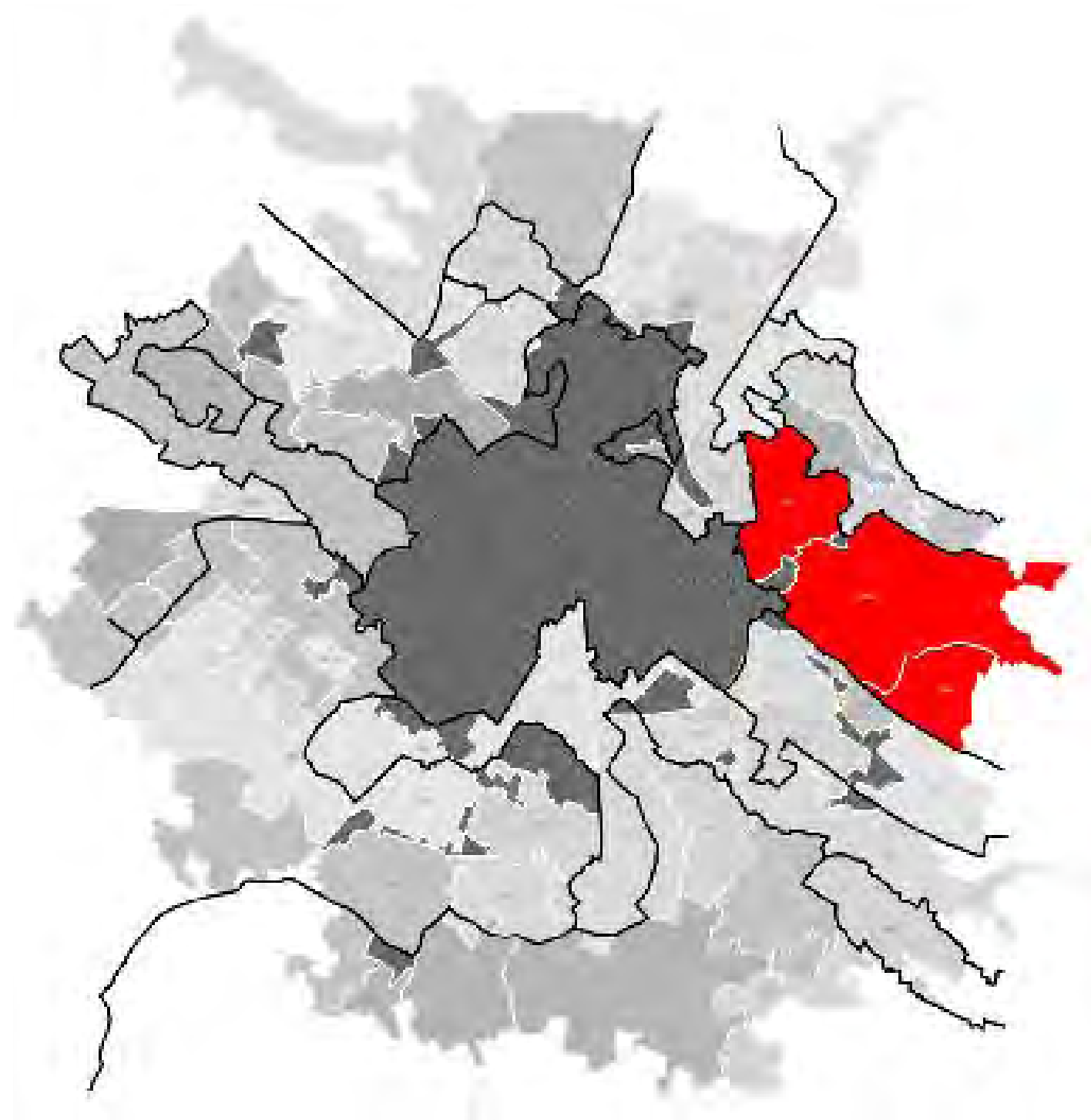
Condition describes the integrity and unity of the landscape such as its functional integrity and visual unity - for example an urban fringe with many detracting elements and loss of unifying features will be of poor condition.

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.

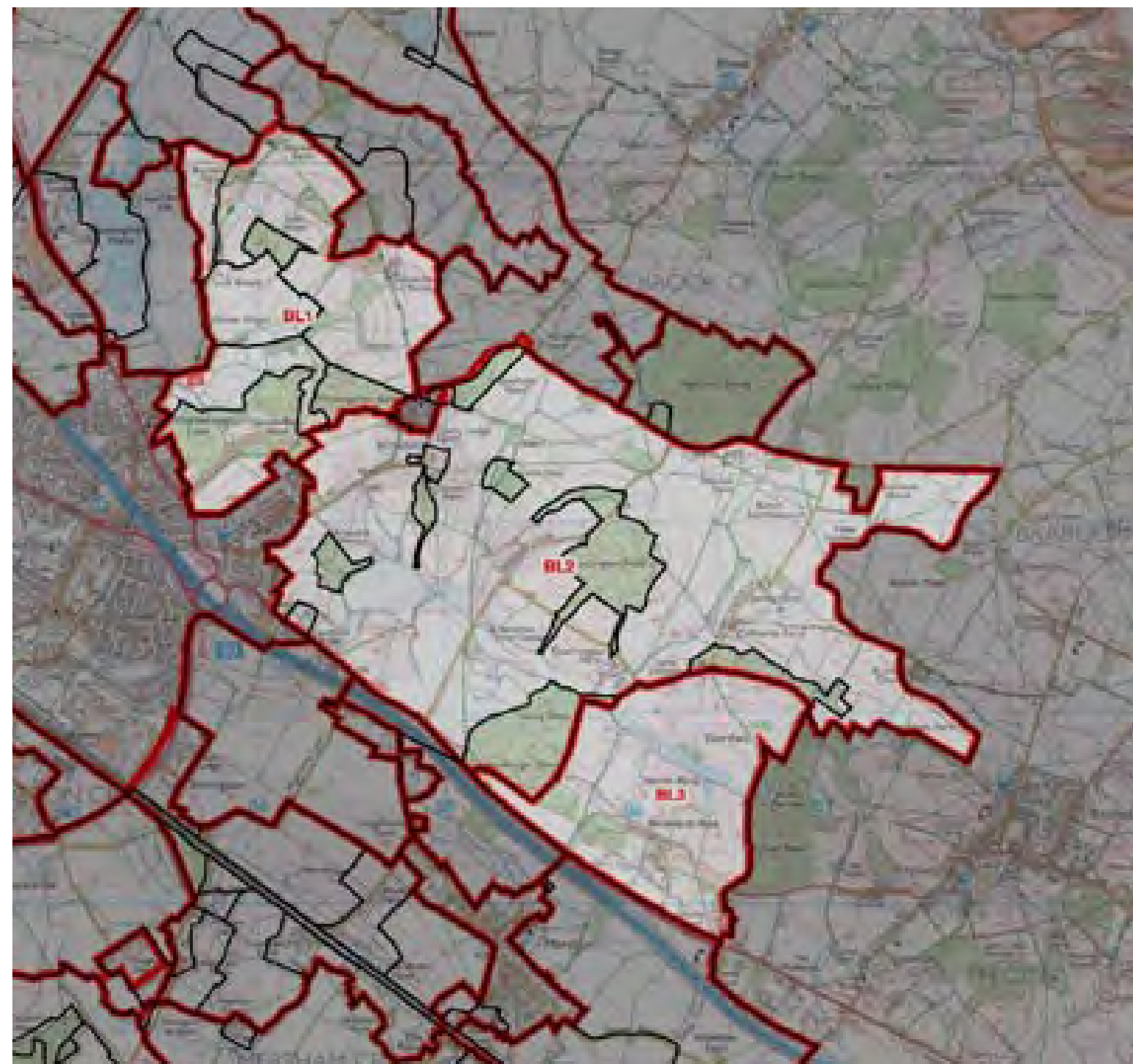
Capacity determines the ability of the landscape to accommodate change without causing loss of the essential character and local distinctiveness. Capacity will vary according to the type and nature of change being proposed.

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 of Braebourne Lees Mixed Farmlands



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Location of Landscape Description Units and District Areas in Braebourne Lees Mixed Farmlands

Landscape context



Geology



Flooding



Heritage

Geology
The Landscape Area lies over Wealden Greensand with discrete outliers of impervious Gault Clay; one such area is at Quarrington Wood.

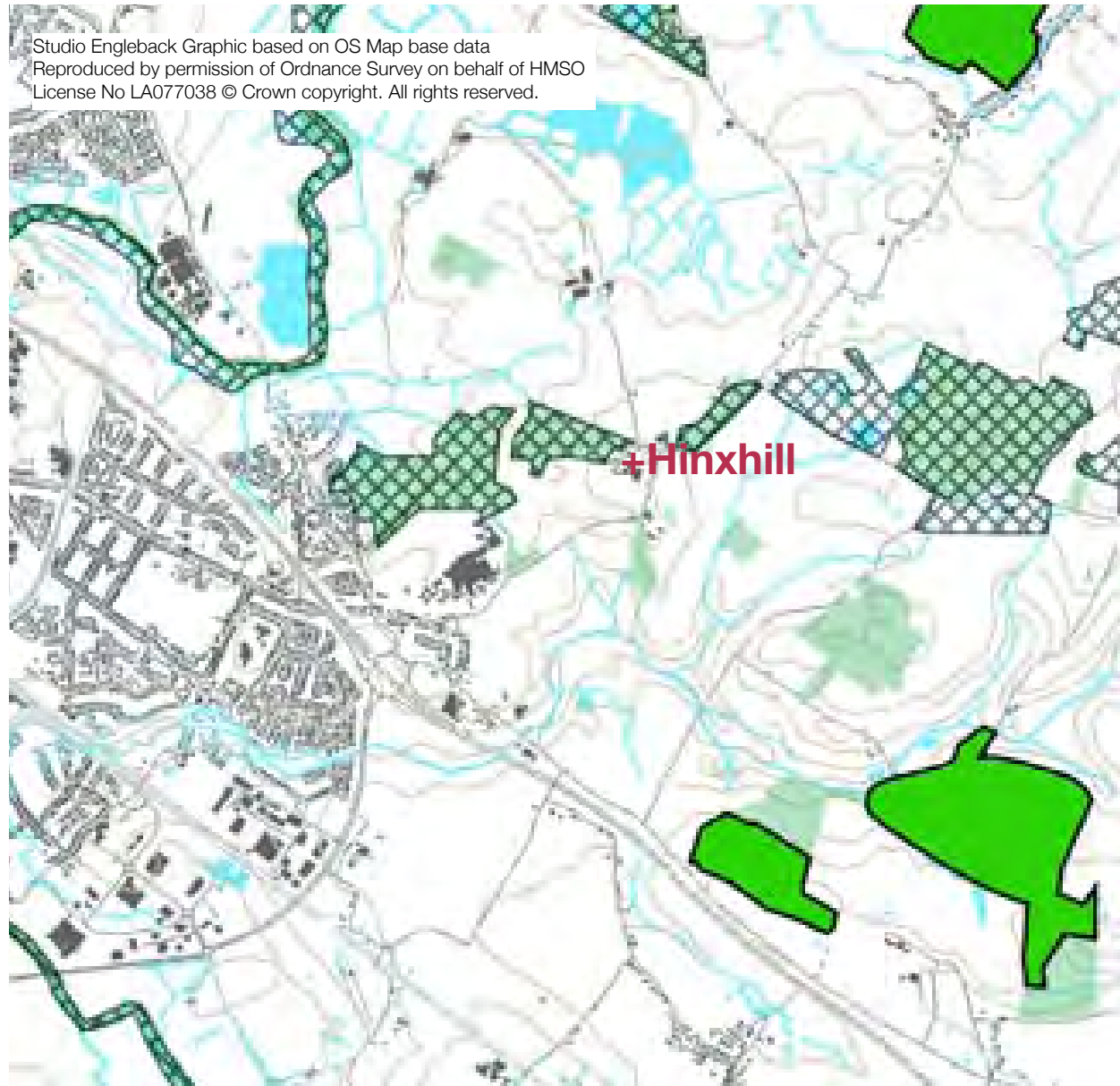
Flooding
The area sits above the floodplain. Small tributaries of the Great Stour flow southwards.

Heritage
The North Downs Area of Outstanding Natural Beauty (AONB) lies to the north beyond the Braebourne Vale.

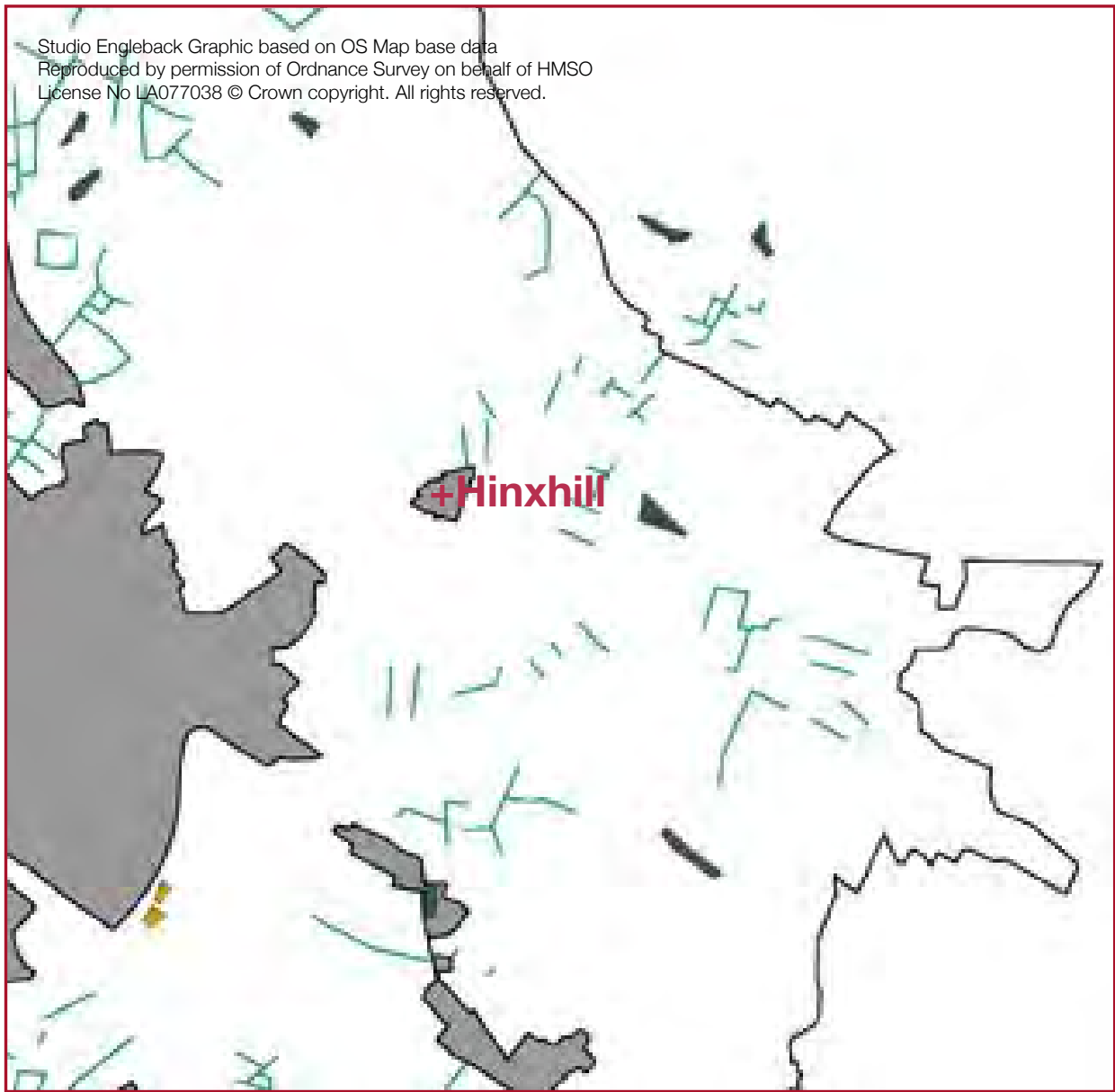
Ecology
There are two areas of SSSI - at Bockhanger Wood and the Deer Park at Hatch Park. There are areas of wet grazing and wet woodland around Hinxhill which are Sites of Nature Conservation Interest, and Woodland Trust Sites at Quarrington Wood and Bockhanger Wood.

Features lost since the 1870s
There is some minor loss of hedgerows and isolated small woodlands.

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Ecology



Features lost since 1870's



Section 2 Assessment

Assessment Summary

This county area extends from the eastern fringes of Ashford around the historic settlement of Hinxhill and is bounded to the south by the M20.

We have made a minor adjustment to the Kent CLA boundary by excluding the area to the north of Blackwell Farm.

This is an undulating farmed landscape with scattered woodlands and distinctive pattern of linear tree cover and copses, with large arable fields that have lost some internal boundaries. The woodlands comprise sweet chestnut and hornbeam coppice, wet woods and mixed plantation – many are managed for pheasant rearing and game. The lanes are sunken in places, bounded by species rich mature hedgerows and together with the series of springs and streams with flushes of willow and wet meadows create a good network of semi-natural habitats. There is a feeling of continuity over time and strong sense of place. Views are slightly elevated towards the fringes of Ashford across the Great Stour floodplain and north to the North Downs.

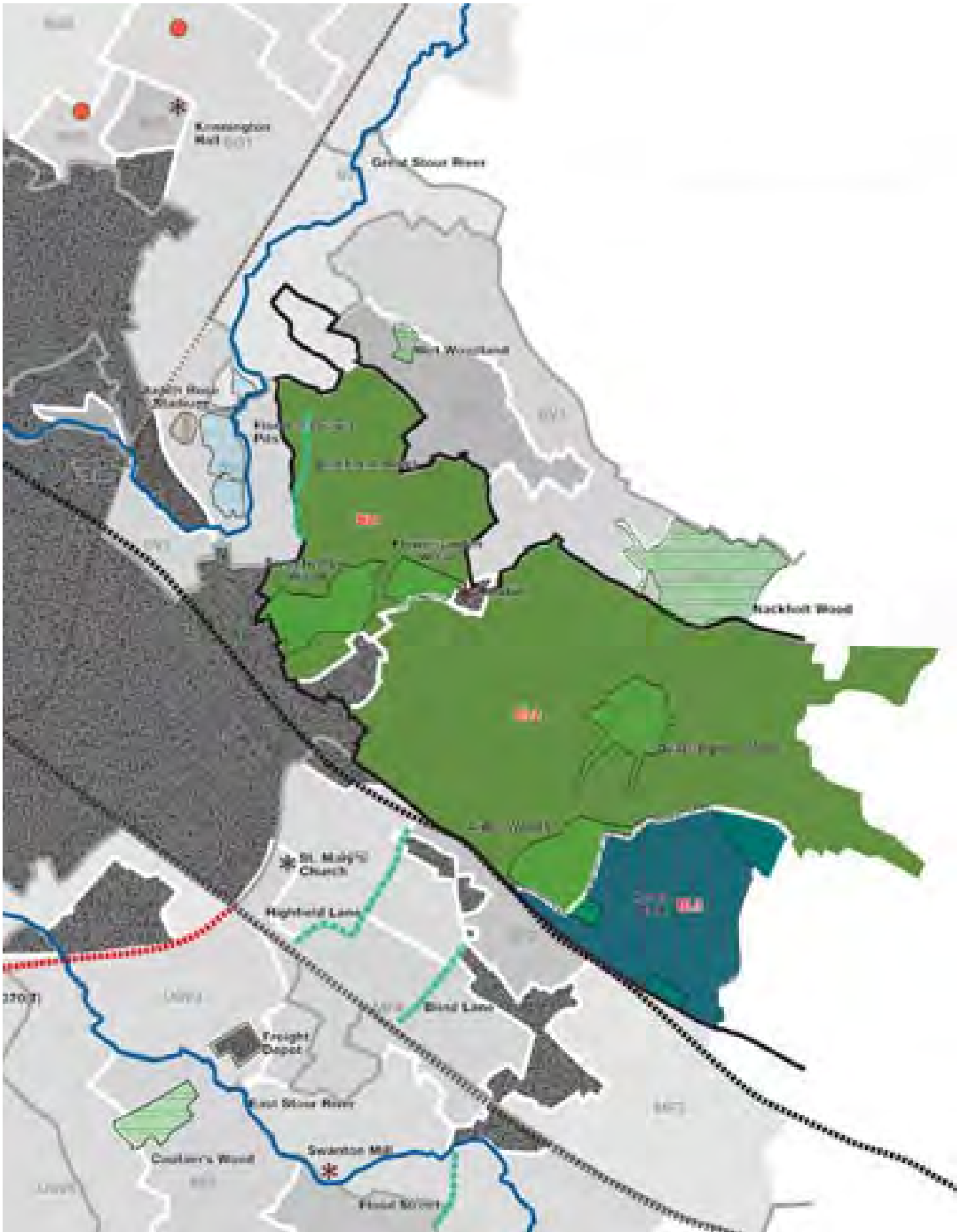
Hatch Park is an old deer park with woods, springs, lakes and pasture. Many veteran trees remain and the north of the park is designated SSSI. There has been some loss of the southern part to arable and this area is also affected by noise from the M20. This is a historic landscape and has a strong sense of place. Visibility is intermittent but there are extensive views from the higher parts to the North Downs.



Location of Braebourne Lees Mixed Farmlands

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

Policy recommendation

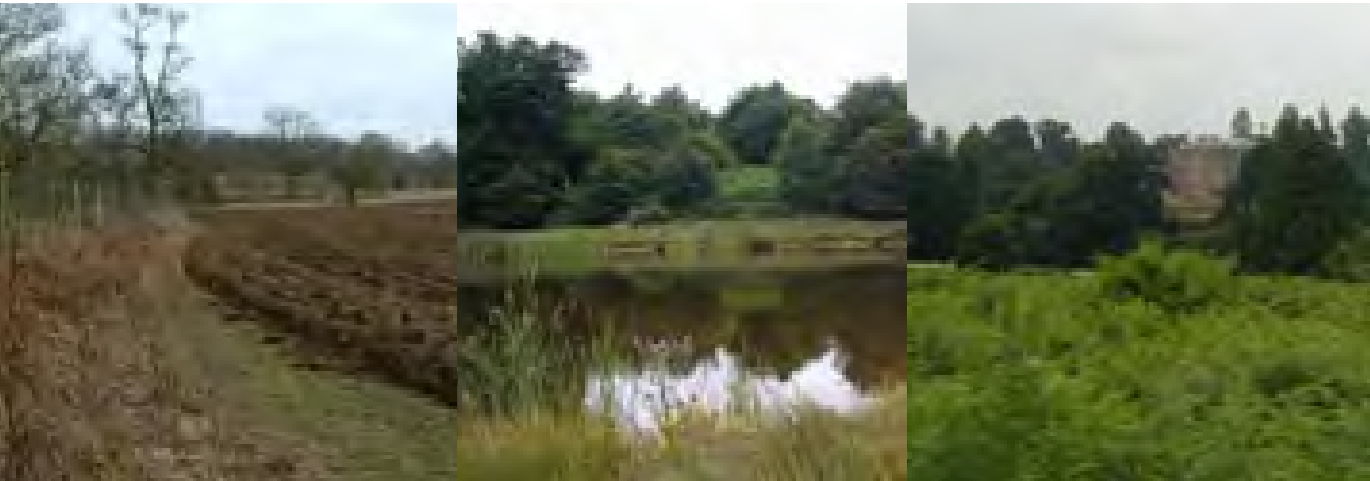




Breeches Wood (B15.1)



Typical view near Boarfield Wood towards the North Downs (F12.16)



Hatch Park (B14.4, B14.9 & B14.14)

CHARACTERISTIC FEATURES	BL1	BL2	BL3
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



Key



Church



Historic Building



Oast House



Hilltop/ Scenic Views



River Stour



Green Lane



Roman Road



Woods



Parks



Flooded Gravel Pits



Hatch Park (B14.13)

Deer grazed pasture with springs, lakes, woodland and arable enclosed by boundary woodland. Dominated by bracken and arable. Some constructed lakes/ponds with adjacent wetland and some veteran trees and deadwood has high ecological value. M20 has local impact to south, but overall intact character.



Quarrington Wood (B17.3)

An irregular shaped parcel of mainly mature mixed woodland on a gentle westerly slope on a hill top. Surrounded by arable fields with fine long views at boundaries towards hills, trees, a manor house and farmland. There is a mix of tall sweet chestnut coppice, very old hornbeam coppice banks, younger hazel, willows & oaks. The NW section is a wet wood with a stream. The wood has good hedgerow and ditch corridors. Two lanes bisect the wood. Bockham Lane is in a tree tunnel.

Detractors



Key

- | | |
|---|---|
|  CTRL/ Eurostar Rail Line |  M20 |
|  Railway Line |  Detractor |
|  A2070(T) | |

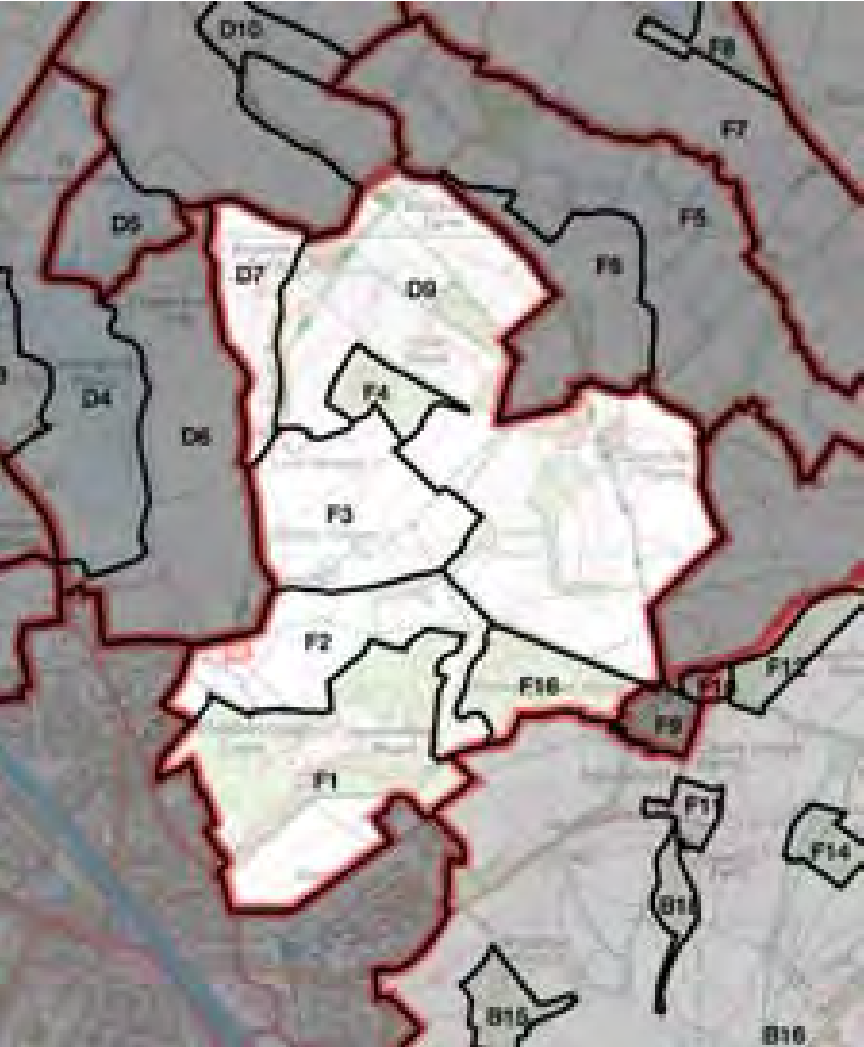


M20 (B11)
M20 in cutting bounds the southern edge, and the noise impacts on southern part of Hatch Park.



Section 3 Field Work & Data Sheets

BL 1 Hinxhill North Farmlands



Location of BL 1 within Braebourne Lees Mixed Farmlands

District Landscape Type: BL 1 Hinxhill North Farmlands

Comprising: E40, E41, E42, E43

CHARACTERISTIC FEATURES

- The southern part is steeply sloping with series of mixed woodland containing some plantation conifers and sweet chestnut coppice with wetwoodland and pasture on the valley floor.
- Hedgerows and streams provide a good field pattern and link to adjoining woodlands and marshes.
- Sales Wood is sited on a knoll in the central part surrounded by open arable fields with long views to the North Downs and fringes of Ashford.

ANALYSIS

Condition

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

A unified landscape with coherent pattern of large arable fields and scattered woodlands. The semi-natural habitats are linked by a strong hedgelines and dykes.

Sensitivity

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

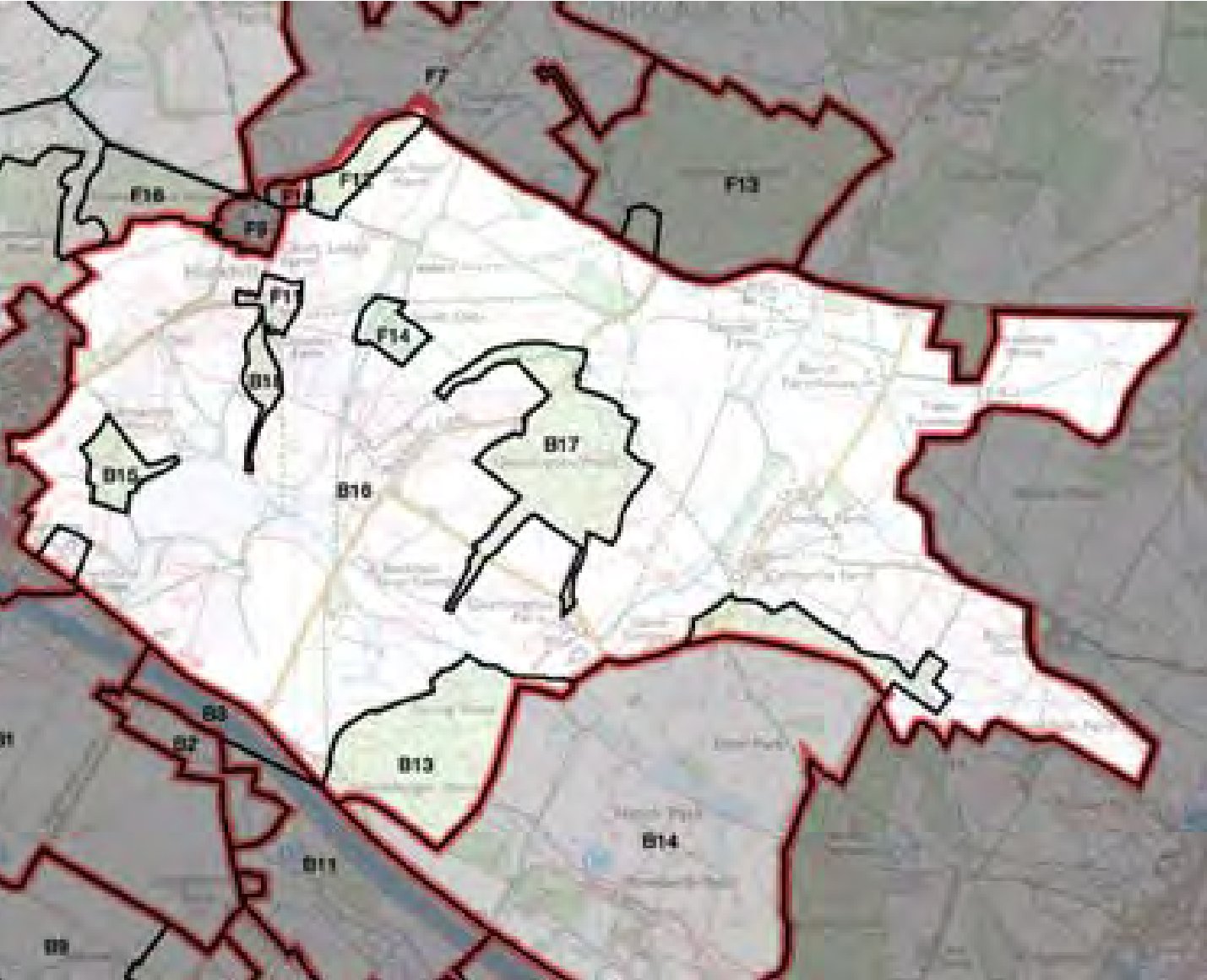
There is an apparent sense of place, and visibility is generally high with slightly elevated views west towards the fringes of Ashford across the Great Stour floodplain and north to the North Downs.

POLICY RECOMMENDATIONS

conserve & restore

- conserve woodlands and semi natural habitats
- restore hedgerows

BL 2 Game Rearing Farmlands



Location of BL 2 within Braebourne Lees Mixed Farmlands

District Landscape Type: BL 2 Game Rearing Farmlands

Comprising: B13, B15, B16, B17, F11, F12, F14, F15

CHARACTERISTIC FEATURES

- Undulating farmland with scattered farmsteads and distinctive pattern of linear treecover and copses. Large productive arable fields have lost some internal field boundaries.
- Woodlands comprise various mixed plantation woodlands with notable mature oak, ash and beech, wet alder coppice, sweet chestnut and hornbeam coppice. Many are managed for pheasant rearing and game.
- Lanes are sunken and winding in places bounded by species rich mature hedgerows.
- Series of springs and associated streams with flushes of willow and wet meadows with rough pasture.
- M20 in cutting to southern edge.

ANALYSIS

Condition

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

A coherent and distinctive pattern of large undulating arable fields defined by copses and linear treecover. The woodlands, lanes, springs and wetmeadows provide a good network of semi-natural habitats.

Sensitivity

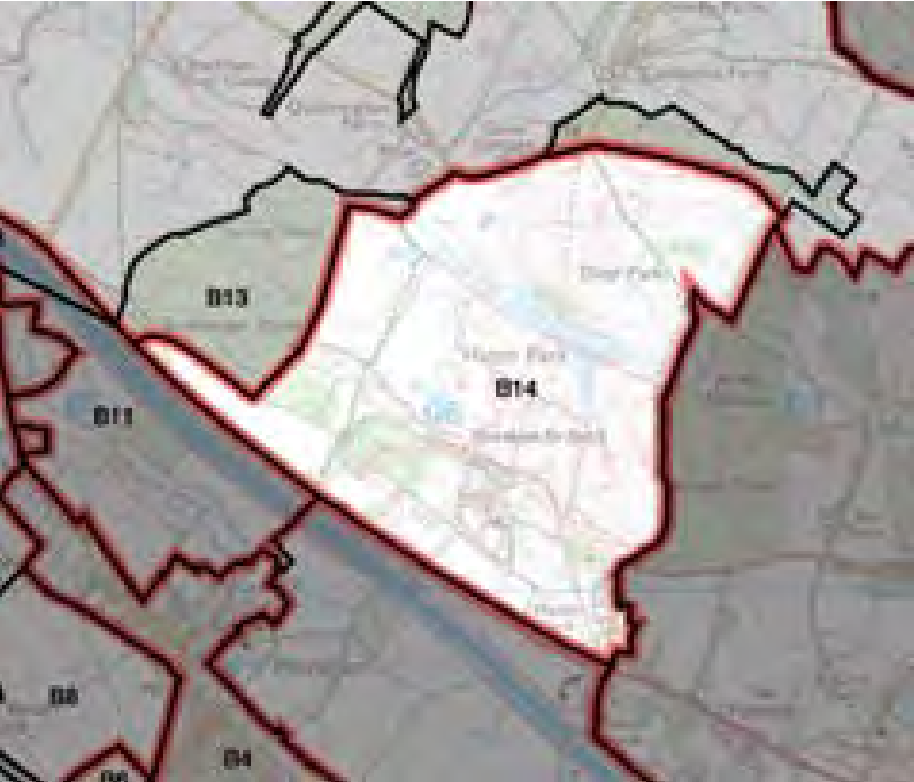
Sense of place:	high	Landform:	high
Extent of tree cover:	moderate	Visibility:	moderate

There is a feeling of continuity over time and strong sense of place. Visibility is variable but tends to be intermittent and local where undulating landform and tree cover or hedges are present.

POLICY RECOMMENDATIONS

conserve & restore
- stream restoration

BL 3 Hatch Park



Location of BL 3 within Braebourne Lees Mixed Farmlands

District Landscape Type: BL 3 Hatch Park

Comprising: B14

CHARACTERISTIC FEATURES

- Deer park with woods, springs, lakes and pasture - some conversion to arable to south.
- Veteran trees remain - north of park is designated SSSI.
- M20 in cutting to southern edge - noise impacts onto area.

ANALYSIS

Condition

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

Deer park with largely intact and coherent pattern of elements which is distinctive and of ecological and cultural value.

Sensitivity

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

This is a historic landscape and has a strong sense of place. Visibility is intermittent but with extensive views from higher parts to the North Downs.

POLICY RECOMMENDATIONS

conserve
- make necessary repairs

Braebourne Lees Mixed Farmlands

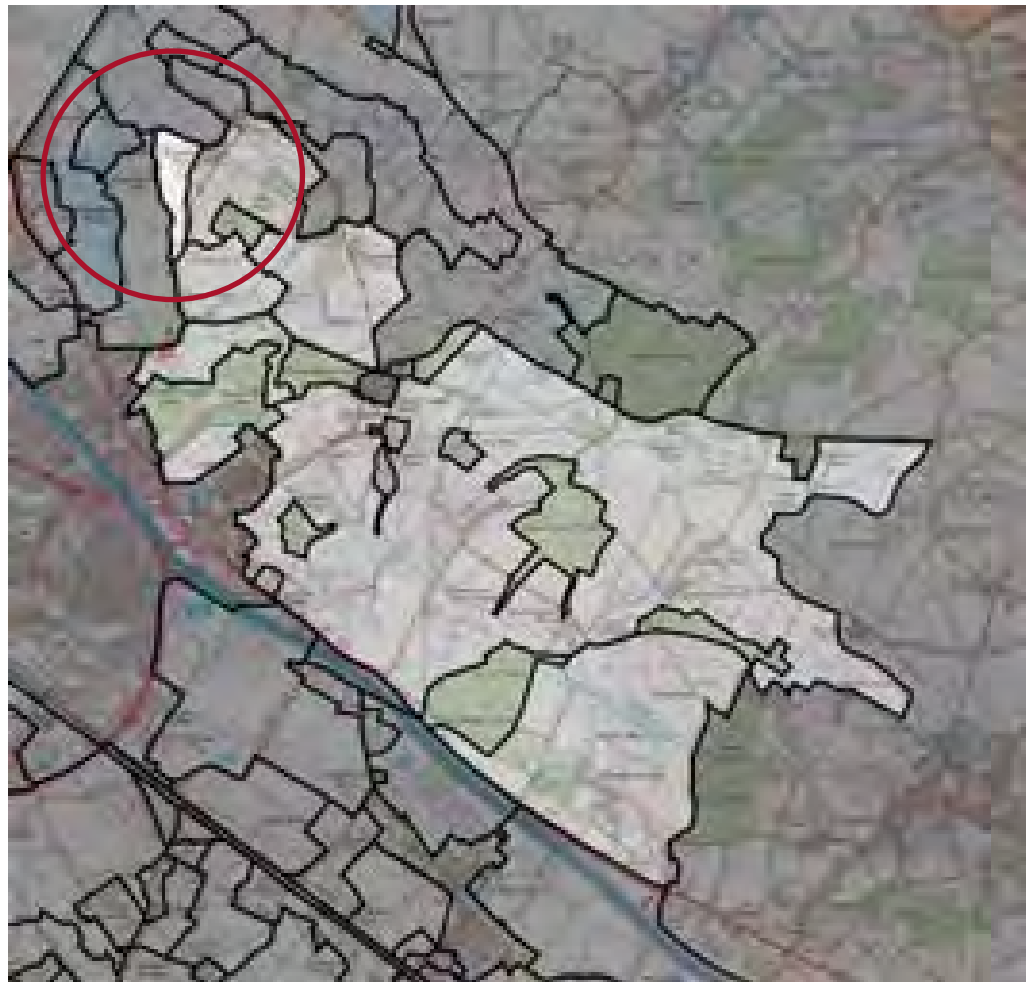
BL1: Hinxhill North Farmlands

Date: 18/10/04 **Location:** D7 Blackwall Road **Map reference:** TR037437

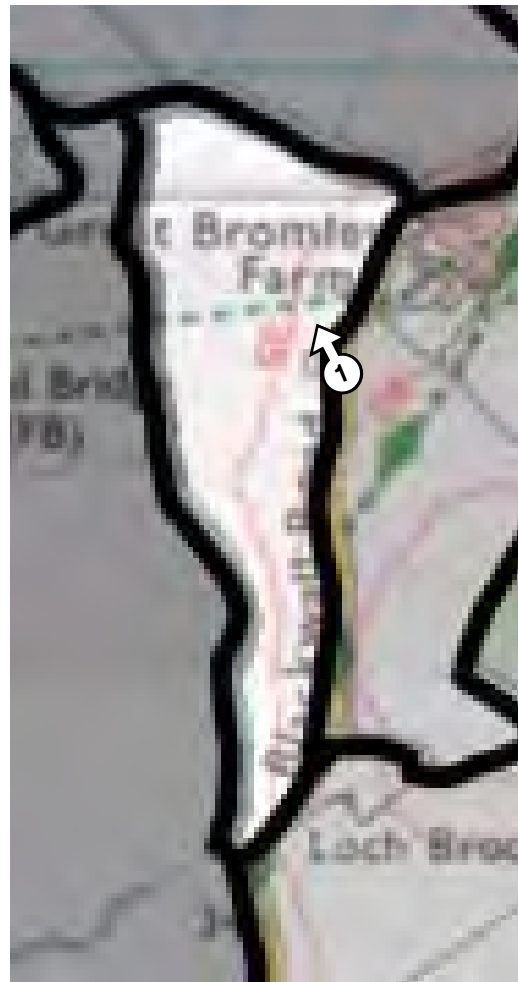
Context : Kent LCA: Brabourne Lees Mixed Farmlands HLT: 7.1 Miscellaneous valley bottom paddocks and pastures		
Aesthetics – what is your overall impression of this area?		
TOPOGRAPHY	Apparent	Landform Slope to west and south
TREE COVER	Apparent	Key visual elements Slope of land, scrubby 'escarpment' to west
ENCLOSURE PATTERN	Insignificant	Key visual elements No hedges. Eastern edge defined by hedge and trees to east
SETTLEMENT & LANDUSE	Unsettled	Key visual elements
Views Out Extensive: North Downs, Ashford edge, wood ridge and hospital to south		
Views within Open field		
Pattern Open		
Seasonal variation		
Key characteristics – in what way do the following contribute to local distinctiveness?		
Natural features		Species associations
Farm type	Primary Arable	Other
Woodlands	Heritage features Scrub strip to valley floor	Species Hawthorn, oak, ash, hornbeam, bullace
Hedgerow trees	Heritage features	Species oak
Other trees	Heritage features	Species
Field Boundaries	Heritage features One big field – hedge to lane removed	Species
Highways	Verges Narrow grassy verge. Sunken lane in south-east	Other features
Buildings	Villages	Farmsteads 50s cottage with Leylandii boundary
Other features	Blackwall Lane. Eastern boundary marked by 'hollow'	

D7 ctd.

Brief description: Single large field – arable on westerly slope to flood plain, undulations in hillside apparent. Bounded by Blackwall Lane to east (sunken/hollow) and floodplain edge to west – change in level 1:1 with mixed 'scrub species'. Open views to Downs to north and Greensand woods to south.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Campbells factory Leylandii at cottage				<i>Intact</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Limited to scrubby 'escarpment' with floodplain		Ecological corridors Hedges to lane removed		<i>Low</i>
Intensity of land use High				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Low	Age structure		<i>Poor</i>
Field Boundaries	None			
Other features	Scrubby bank/escarpment			<i>Variable</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type 1950s cottage	Siting On Blackwall Lane	Design Tipped gable ends	Extent	<i>Moderate</i>



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Photograph locations/ direction

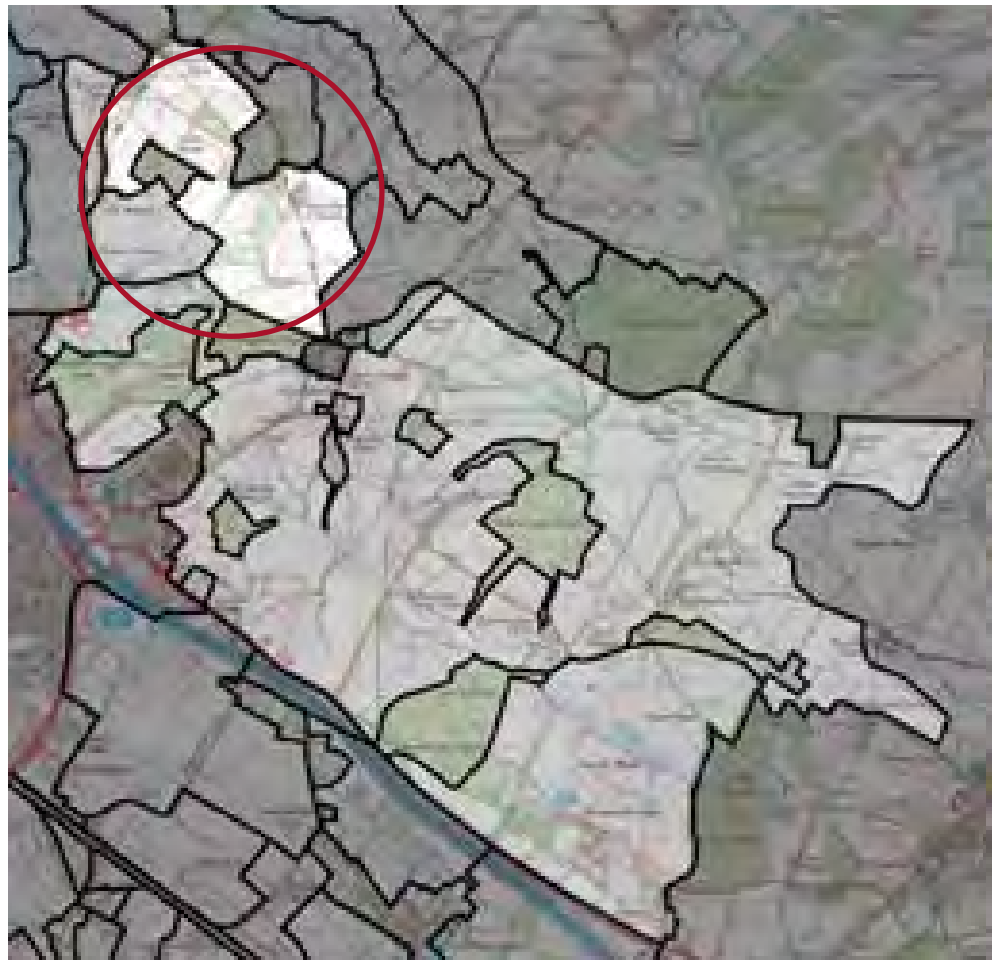


Survey Date:3.11.04/20.7.05 Reference:D9 Location:Blackwall Farm Surveyors: AK/MG/AM/HA

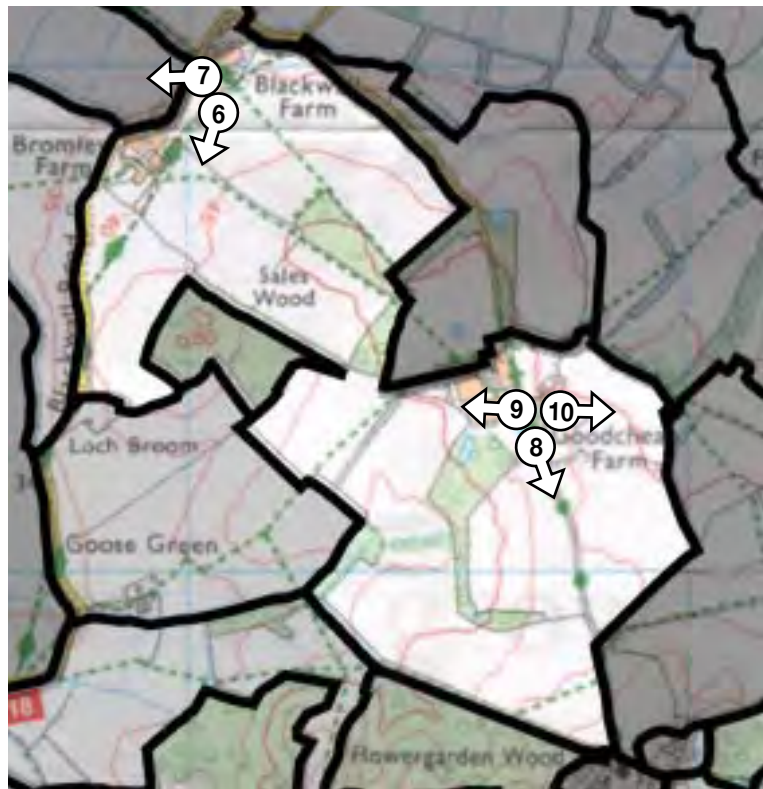
Study Sector:		Kennington (Map ref: TR038443)	
County Landscape Character Area:		Brabourne Lees Mixed Farmlands	
Historic Landscape Type:		1.15 Small rectilinear with wavy boundaries	
Boundaries:		Outside of study area to east; pasture of D10 north; D8 arable to south and west.	
TOPOGRAPHY	Apparent	Landform Gentle rolling slopes	Views out (long/short/restricted) Long views to north and west to North Downs, restricted by trees to south and east
TREE COVER	Apparent	Key visual elements Linear woodland belts and blocks	Views within (filtered/framed/open/restricted) Framed in places by woods and the topography
ENCLOSURE PATTERN	Apparent	Key visual elements Hedgerows and streams	Pattern and scale Mix of small to large enclosures. Large arable fields west of Sales wood
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements Farms and farm outbuildings, isolated	Pattern
LANDUSE	Apparent	Key visual elements Arable, rough pasture, horse and sheep pasture, poultry kept in woods, paths for recreation, shooting.	Seasonal variation Yes
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Pond and some ditches, streams		Species associations
Landuse/farm type	Primary Arable		Other Fallow fields, farms and woods
Woodlands	Coppice/plantation Sales wood is coppice. Linear wood to south looks similar (no access)		Species Oak, Elder, Hornbeam, Hazel, Holly. Mature stools, poor field layer.
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Linear tree belt on boundary and ditches, some mature standards in some hedgerows		Species Ash, field maple, oak, elder, poplar, blackthorn, hawthorn, hazel
Field boundaries	Hedges/ditches/stock fence/electric Fence, verges and hedgerow. Some absent boundaries		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access Footpath to southern boundary, local road bisects.		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Isolated farms with farmhouse, garden and outhouses		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference: D9 ctd.

Brief summary description: Large irregular parcel of gentle rolling hills, dominated by large arable crop fields with blocks of mature woodland. There are ecological corridors linking the woods to each other and surrounding habitat areas beyond the parcel. Wetland vegetation in places. There are three main, isolated farm settlements with various large outbuildings. Fine panoramic views to North Downs and rolling hills in most direction. An attractive old church is visible over the horizon looking towards Hinxhill. Other land uses include shooting, poultry keeping, a horse paddock and paths for recreation.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Long, fine views to North Downs. Glimpses of urban area to south, framed by trees to south. Several fine panoramas of rolling hills.				Intact
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Blocks of semi-natural mature woodland with coppice and some ditches and hedgerows found to south.		Ecological corridors and networks Woods connected to each other and surrounding parcels by hedgerows		Moderate +
Intensity of land use and habitat trend High				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Mature woods and some young scrub. A few isolated veterans in hedges		Good
Field Boundaries		Survival of historic field pattern and condition Mixed quality. No longer small scale. Some hedgerows, some large open expanses of crops		Variable
Other features		Church with spire in Hinxhill forms part of horizon, lane with tree tunnel to west.		Good
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Goodchea(t) farm Bromley farm Blackwell farm	Siting south west west	Design Large range of farm buildings Smaller buildings Smaller buildings	Extent	Moderate



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Photograph locations/ direction



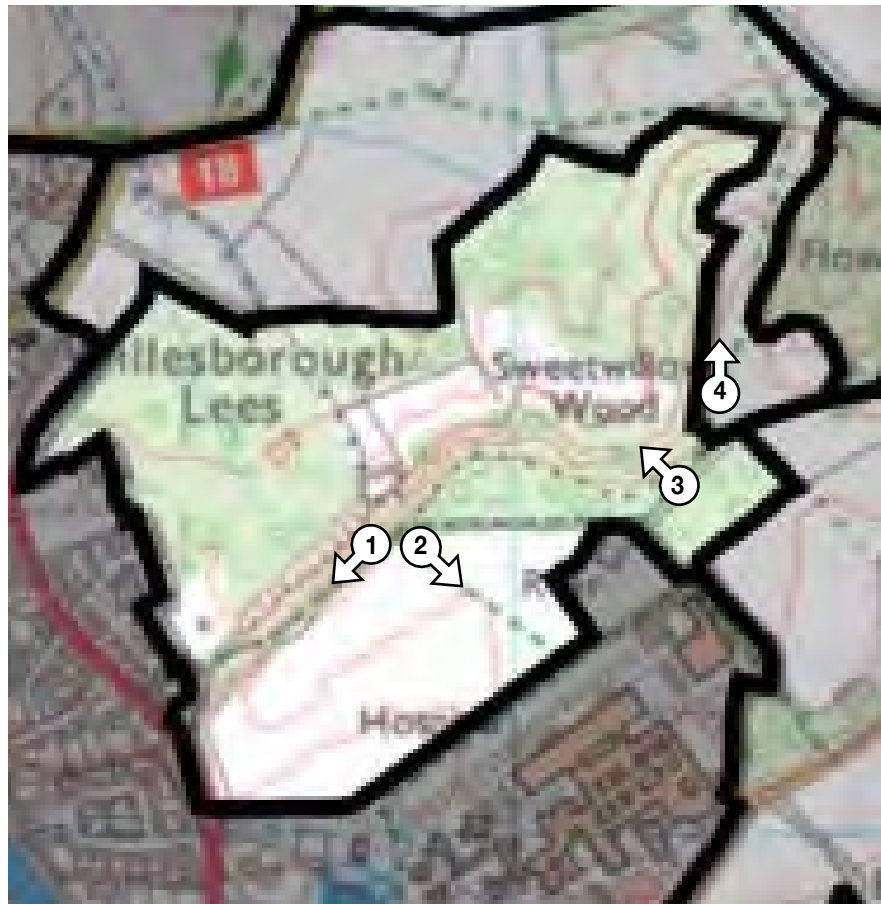
Study Sector:		Hinxhill (Map ref: TR040425)	
County Landscape Character Area:		Brabourne Lees Mixed Farmland	
Historic Landscape Type:		4.5 19 th century plantation	
Boundaries:		F2 to N, F16 and B16 to E, hospital and factory to S, housing to W	
TOPOGRAPHY	Apparent	Landform Steep slopes in places dropping by 25m	Views out (long/short/restricted) restricted – views at S boundary across meadow to hospital, factory and carpark, E to meadow & woods, N to townscape
TREE COVER	Dominant	Key visual elements mix of coppice stools (chestnut) and mature beech and oak. Some conifers to SE corner and NW.	Views within (filtered/framed/open/restricted) filtered
ENCLOSURE PATTERN	Insignificant	Key visual elements Fence to S & E boundaries	Pattern and scale
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements small building in clearing at centre (no access)	Pattern
LANDUSE	Dominant	Key visual elements woodland	Seasonal variation Deciduous with some conifer
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Stream on N border with F2 (no access)		Species associations
Landuse/farm type	Primary Coppice wood & recreation		Other
Woodlands	Coppice/plantation NE-SW tall chestnut coppice SE- tall flower meadow with broom, ragwort, thistles, dock & on edge some storm damaged conifers		Species Beech, ash, rowan, sycamore, holly, birch, elder, bramble, wood sage & honeysuckle
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt		Species
Field boundaries	Hedges/ditches/stock fence/electric Fence to S and stock fence to E		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access paths cross through centre (E-W) and along E boundary (N-S) and the SE corner		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)	Many trees uprooted by past storms & some fallen dead wood		

Reference: F1

Brief summary description: An irregular shaped medium parcel of mainly deciduous mixed woodland containing some plantation conifers and a large amount of sweet chestnut coppice to the N (tall stools). Public footpaths run E-W along the central woodland corridor, and along the E boundary. A third path to the SE corner crosses a tall flower meadow with views slightly impacted by the hospital, carpark and factory beyond the boundary. The land is steep in places falling to two streams along the N border (possibly of high ecological value but no access). A central clearing and building were not visible from the path.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
A hilly parcel of woods with glades along the informal dirt paths. Views restricted by trees. The urban fringe traffic is audible.				Intact
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Mixed age trees with scrub & herb layer with glades of adjoining meadows. Wet woodland on valley floor, probably of high ecological value, but no access.		Ecological corridors and networks Linked to stream on F2 border and wooded areas in F16 and B16.		High
Intensity of land use and habitat trend				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure A large number of fine mature trees of oak & beech, with many uprooted by past storms.		Good
Field Boundaries		Survival of historic field pattern and condition Stock fencing – some vandalised on S boundary		Variable
Other features		Flower meadow to S & on E boundary with ragwort		Variable
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type house	Siting centre	Design	Extent not visible from path (screened)	Low -generally low but high on the S meadow
Road network	West		Not visible but audible	
Carpark/hospital/factory	Beyond S boundary	urban	Only visible on path at S	



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Photograph locations/ direction

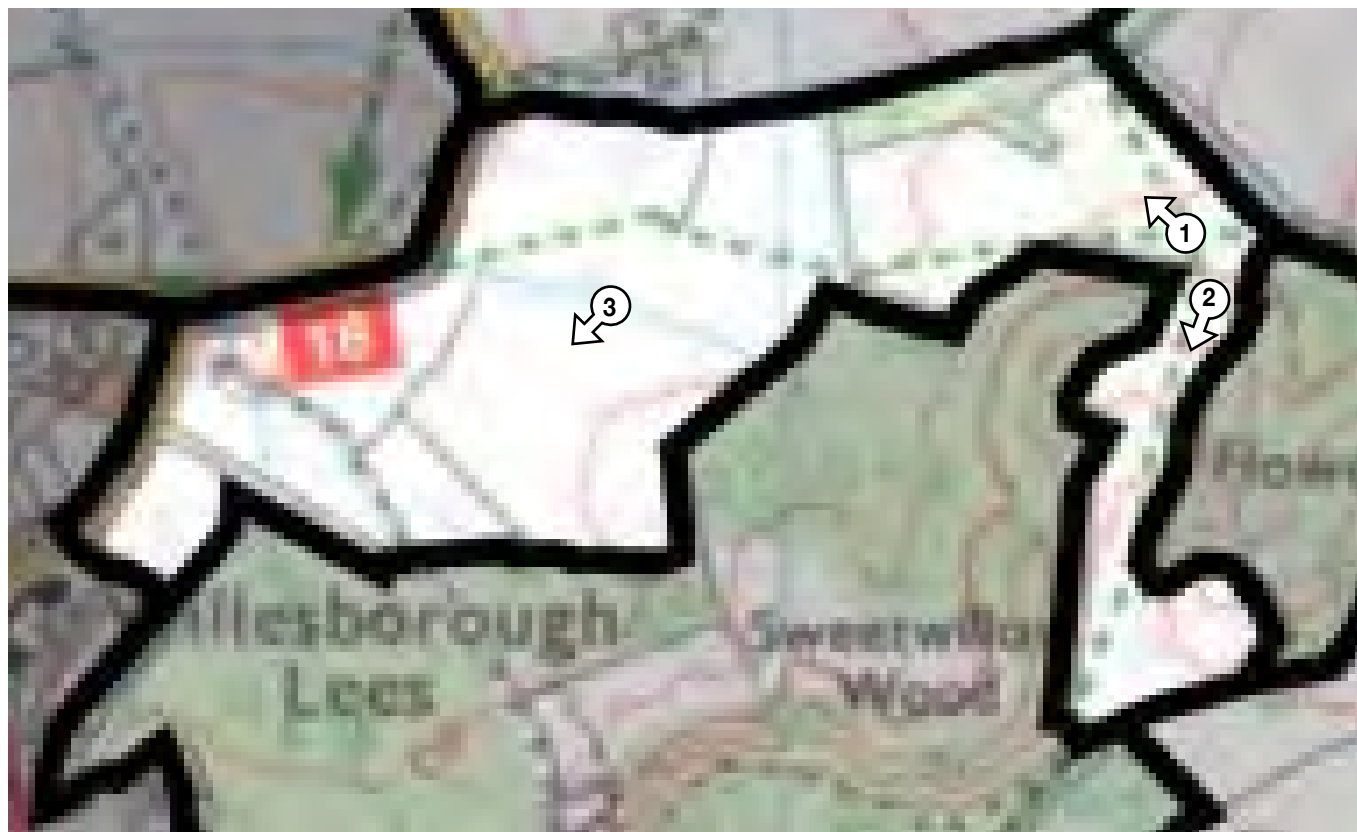


Study Sector:		Hinxhill (Map ref: TR039428)	
County Landscape Character Area:		Brabourne Lees Mixed Farmlands	
Historic Landscape Type:		7.1 Miscellaneous valley bottom paddocks & pastures	
Boundaries:		F1 to S, F16 to E, F3 to N, D6 to NW	
TOPOGRAPHY	Apparent	Landform steep slope down to N to valley bottom. Flat area to W.	Views out (long/short/restricted)
TREE COVER	Apparent	Key visual elements woods to NW & good hedges	Views within (filtered/framed/open/restricted) framed by trees in hedges & woods to NW, S & E.
ENCLOSURE PATTERN	Apparent	Key visual elements Good tall hedgerows along stream linking & dividing arable pasture areas.	Pattern and scale
SETTLEMENT & BUILT FEATURES	Unsettled	Key visual elements	Pattern
LANDUSE	Dominant	Key visual elements Mainly marshy pasture in C & E. Arable crop in fields to W.	Seasonal variation Deciduous & flooding on valley bottom
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Several streams. Marsh & wet woods.		Species associations Rush, willow, alder, oak, reed & marsh thistle. (associated dragonflies & bats)
Landuse/farm type	Primary Mainly pasture with arable crop to W.		Other
Woodlands	Coppice/plantation Mixed deciduous semi-natural woodland		Species Wet area to N with crack willow, marsh thistle, rush, hazel, goat willow, oak & birch.
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Hedgerows with single standing trees & standing dead wood. Wet wood in NW area.		Species Oak, birch, alder, willow & hazel.
Field boundaries	Hedges/ditches/stock fence/electric Mix of hedges, ditches and stock fencing providing strong boundaries		Species Willow, oak, hawthorn, hazel
Highways and footpaths	Major road/railway/local road/footpath/no public access Several footpaths cross the pasture		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts none		Urban edge/pylons/masts/new housing
Other features (such as moats)	Ground poached by cattle grazing to N in rush beds. Strong westerly winds – possibly a wind tunnel.		

Brief summary description: A traditional enclosed parcel of English pasture comprising an irregular shaped damp cow grazed pasture along the valley bottom, enclosed by several small woods to the NW, S & E with important ecological corridors created by ditches, vegetated streams, marsh and hedgerow. The SE area is on a steep slope dropping to the N. The W portion has a rapeseed crop, enclosed by stream & hedge boundaries.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Long views over flat valley bottom to town in W. Framed and restricted elsewhere due to topography, trees and hedgerows.				Intact
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Wet woods & marshy pasture. Good wet streams to N & centre. Good hedges. High diversity.		Ecological corridors and networks Wet woods plus stream & marsh to N - rushes, willow, alder, thistles & poached stream links † F16, F3 and F1. Second stream with strong willow hedge corridor running N-S, dividing arable crop & pasture. Also links to woods in N of F2 and to south in F1. Other important scrubby streams link to W with other parcels.		High - invertebrates, reptiles, mammals, bats & birds
Intensity of land use and habitat trend				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Good mix in the N woods of birch, oak & willow of varying ages with scrub and herb layer.		Good
Field Boundaries		Survival of historic field pattern and condition Traditional hedgerows and streams provide good field pattern.		Good
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	
urban development fringe	beyond west boundary	mix	Noise & tall buildings	Moderate



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Photograph locations/ direction



F2.2



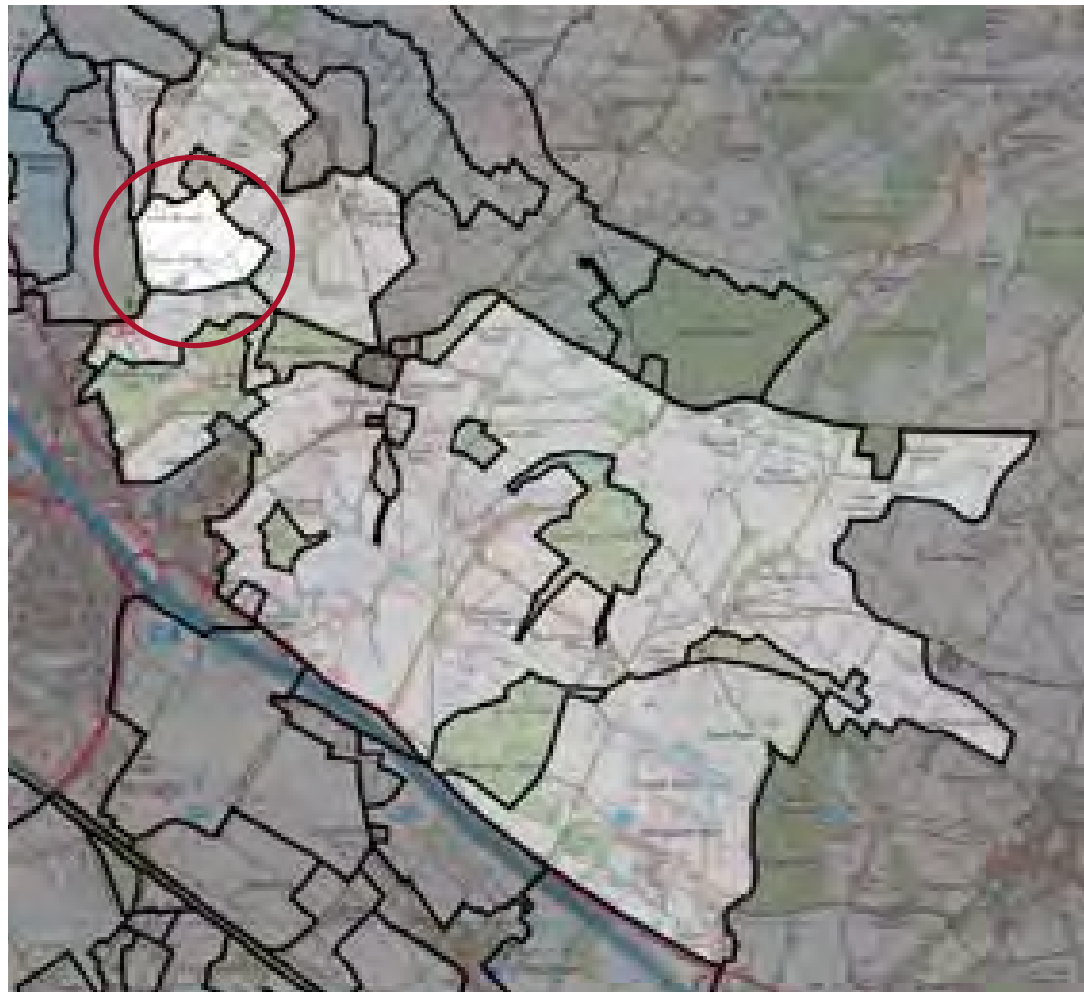
F2.3



F2.1

Study Sector:		Hinxhill (Map ref: TR040431)	
County Landscape Character Area:		Brabourne Lees Mixed Farmlands	
Historic Landscape Type:		1.10 Medium regular with straight boundaries (parliamentary type enclosure)	
Boundaries:		Woods of F4 to N & F2 in S. Ashford urban area to W & farmland of D6 to E.	
TOPOGRAPHY	Insignificant	Landform flat	Views out (long/short/restricted) Views obscured by tall crop in July. Glimpses of houses & water tower to W & farm warehouse to E.
TREE COVER	Apparent	Key visual elements A few trees on E edge. Good scrubby hedge on W edge along local lane & N border.	Views within (filtered/framed/open/restricted) Framed by adjoining woods N/S.
ENCLOSURE PATTERN	Apparent	Key visual elements Woods to S & NE, to E broken hedge of large trees. Good enclosure hedge to W & N.	Pattern and scale
SETTLEMENT & BUILT FEATURES	Insignificant	Key visual elements A few houses part hidden by trees to SW, plus isolated house to NW with paddock.	Pattern
LANDUSE	Dominant	Key visual elements Arable monoculture, residential, plus small parcel of horse grazing/ paddocks to NW around residential area.	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Important stream & hedge corridor to N border. Good diversity in hedgerow.		Species associations
Landuse/farm type	Primary Rapeseed arable crop & small paddock in NW.		Other
Woodlands	Coppice/plantation		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt A few mature isolated oaks along the E border. A few tall poplars (as windbreak) by houses on SW corner.		Species
Field boundaries	Hedges/ditches/stock fence/electric Wood of F2 on S & F4 on N. To W – a strong continuous well managed hedge to lane. Ditch & hedge to N. Verge on E border with few trees.		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access Local lane on W edge. Footpaths cross the S & SE side.		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Few isolated houses in SW corner and house with paddocks in NW corner.		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Brief summary description: A roughly square, medium sized parcel of mainly arable crops in a large field with no enclosure pattern except on outer boundaries. These boundaries are strong ecological corridors, linking adjoining woodland, streams and marshes via a network of hedgerows and streams. The parcel is joined by a well maintained hedgerow along the local lane to the W. There area 2 isolated pockets of houses to the SW and NW with a small horse paddock to the NW. Views are restricted by the height of the arable crop and surrounding woods.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Insignificant glimpses of few houses and water tower to W and farm warehouses to E. Framed by woods to N & S.				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 Monoculture but good boundary habitats of scrub, streams, woods & verges.		Ecological corridors and networks Important on boundaries of parcel		Moderate
Intensity of land use and habitat trend				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover		Age structure Only a few individual oaks on E. border, Good wood on N. border		Poor
Field Boundaries		Survival of historic field pattern and condition Stock fence to S. Very good strong hedgerow to W. Border with Blackwell Road & extending via hedge/ stream in N to join F4 wood.		Variable
Other features				Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type few small houses	Siting SW	Design screened by poplars	Extent	Low
Water tower	On W horizon	modern		Moderate
Sheds/ warehouses	E			Moderate



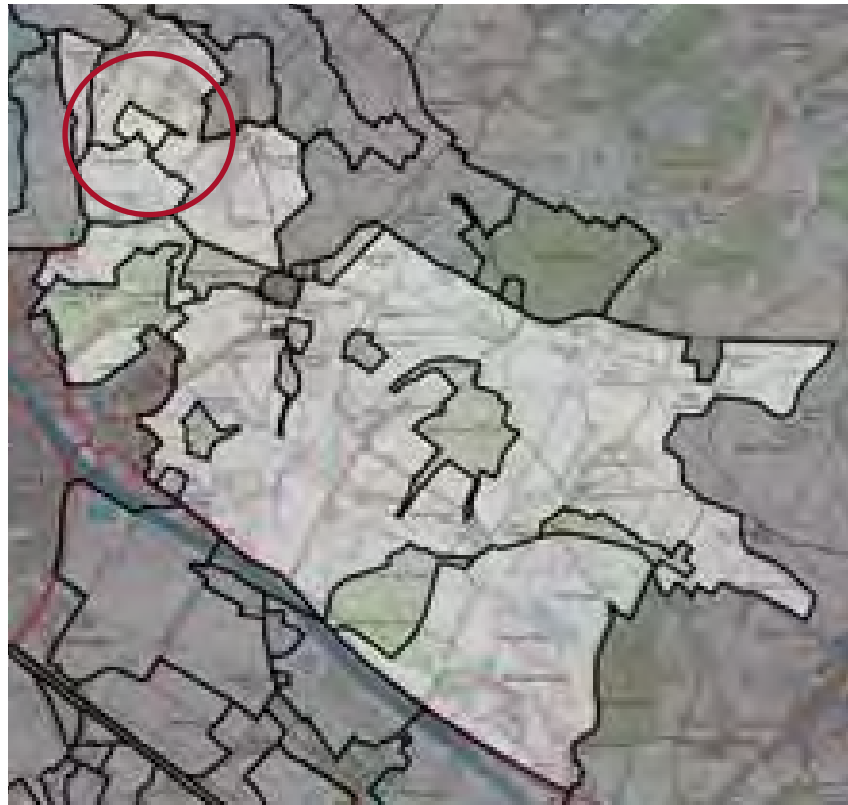
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Photograph locations/ direction

Study Sector:		Hinxhill (Map ref: TR040434)	
County Landscape Character Area:		Brabourne Lees Mixed Farmlands	
Historic Landscape Type:		4.9 pre 19 th century coppices	
Boundaries:		D9 to W, N & E. F3 to S.	
TOPOGRAPHY	Insignificant	Landform Slight knoll obscured by trees	Views out (long/short/restricted) Restricted within. Long views to N Downs (N) and windmill to S, and town to W
TREE COVER	Dominant	Key visual elements Mature canopy	Views within (filtered/framed/open/restricted) probably restricted
ENCLOSURE PATTERN	Unenclosed	Key visual elements No stock fence visible from paths	Pattern and scale
SETTLEMENT & BUILT FEATURES	Unsettled	Key visual elements none	Pattern
LANDUSE	Dominant	Key visual elements Mature semi-natural woodland	Seasonal variation Deciduous Heard shooting
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Knoll in SW area. Obscured by trees.		Species associations Sunken ditch with tall, good hedgerow, linking wood to other hedges on SW side
Landuse/farm type	Primary woodland		Other
Woodlands	Coppice/plantation Mature unmanaged woods with good age & structure mix with veterans, scrub and dead wood.		Species
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt continuous		Species Oak, ash canopy with a few scots pine
Field boundaries	Hedges/ditches/stock fence/electric Strong hedge to N linking to another wood. Good ditch and hedge on F3 border. 2 broken hedges to W linking to road. Verge to SE links to woods of F2.		Species Hawthorn, blackthorn, ash, maple, elder, nettle & thistle
Highways and footpaths	Major road/railway/local road/footpath/no public access Footpaths encircle it at some distance. Stour Valley path 200m away on W edge, other paths to N & E.		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

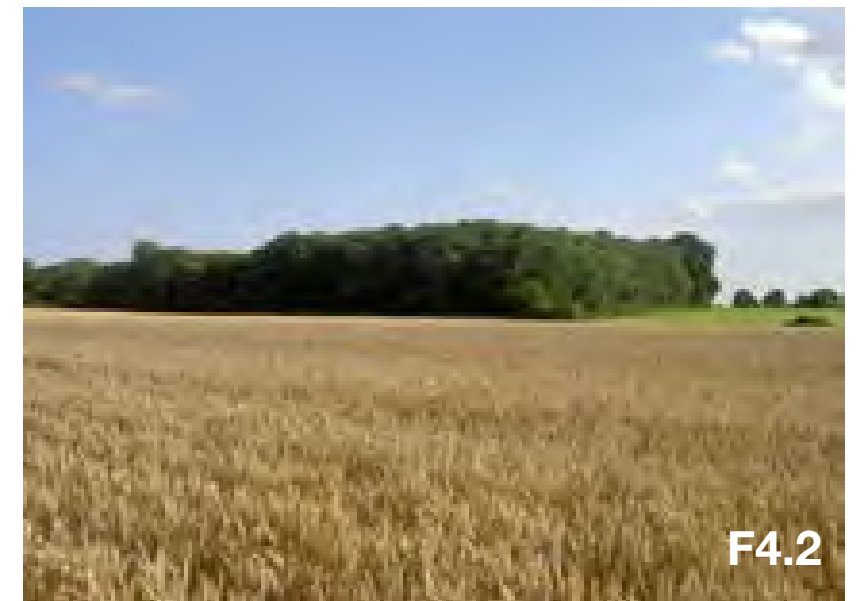
Brief summary description: This parcel is set amidst open farmland, surrounded by arable crops. A fairly small square parcel of native woodland, with no public access. The wood sits near the top of a small knoll with good ecological corridor links via hedgerows & streams to surrounding woodland habitats in D9 to N & E, plus F3 to S. Some indication of previous coppice use and also shooting activity. The boundaries offer fine views to the North Downs (& open hills to the south.)				
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>				
From the boundaries there are long fine views to the North Downs to N plus views to urban areas in W with glimpses of hills to the S including a prominent windmill. Elsewhere framed by trees with some farm buildings to the east.				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 Good dense mix of native trees (mature, dead & scrub)	Ecological corridors and networks Good hedgerow links to NE, SW and NW. 2 well vegetated ditches/ streams to west corners linking to woods, streams and hedgerows in adjacent F3 & D9.		High	
Intensity of land use and habitat trend				
Condition of heritage features – <i>assess current condition and make note of vulnerability to change</i>				
Tree Cover No access	Age structure mature with veteran trees, coppice and shrub layer		Good	
Field Boundaries	Survival of historic field pattern and condition Generally intact or variable/ broken hedges joining to other parcels (beyond boundaries) - no actual boundary to parcel itself		Variable	
Other features			Good Variable Poor	
Impact of built development – <i>how well does modern development respect local vernacular, character and sense of place</i>				
Type	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



Study Sector:		Hinxhill (Map ref: TR045427)	
County Landscape Character Area:		Brabourne Lees Mixed Farmlands	
Historic Landscape Type:		4.5 post 1801 plantations	
Boundaries:		D9 to N.	
TOPOGRAPHY	Apparent	Landform slopes down to N	Views out (long/short/restricted) restricted
TREE COVER	Dominant	Key visual elements dark, poor field layer	Views within (filtered/framed/open/restricted) restricted; very dense growth
ENCLOSURE PATTERN	Apparent	Key visual elements Stock fence/ ash stools	Pattern and scale
SETTLEMENT & BUILT FEATURES	Dominant Apparent Insignificant Unsettled	Key visual elements none	Pattern
LANDUSE	Dominant	Key visual elements Dense sweet chestnut coppice	Seasonal variation deciduous
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Ditch & marshy ground with rushes in NW corner at bottom of slope with alder		Species associations
Landuse/farm type	Primary Coppice woods - private		Other
Woodlands	Coppice/plantation Tall dense stands		Species Mostly overmature sweetchestnut W: some ash, sycamore & elder on edge with hawthorn, hazel, bryony, birch, bramble
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt Tall dense stands		Species
Field boundaries	Hedges/ditches/stock fence/electric Good condition N border has path glade and old ash stool bank.		Species Ash, hawthorn, hazel
Highways and footpaths	Major road/railway/local road/footpath/no public access On west and north side		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts Temporary looking shed on E. edge (corrugated metal)		Urban edge/pylons/masts/new housing
Other features (such as moats)			

F16 Flowergarden Wood

Reference: F16

Brief summary description: A small patch of sweet chestnut coppice woodland of a dense structure which restricts views within and limits the field layer species. A gentle slope leads down to marshy wet woods and pasture with alder and rushes in NW corner. A good well maintained stock fence along west border with pasture of F2 and with border of arable crop to N at D9. A footpath crosses the north side running E-W in a shady glade alongside the ancient ash stool bank, enhanced by being sunken below the crop field. Possibly good ecological value with hedge stream link to F2 pasture and woods in F1. F9 urban border on E was not visible by path (refer to F9).				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Dense within and intact. Views of pasture to west and arable to north. Gentle slope down 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 Potentially good structure for dormice and plenty of birds noted.		Ecological corridors and networks Valley floor wetland corridor to F2. Hedgerow link to F2. Woods very close in F1.		High
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 very tall coppice of vaying height & dense. Managed. Shorter on south.			Good-remnants of ash stools & ash regen. on N. boundary
Field Boundaries	Survival of historic field pattern and condition N border has remnants of ancient ash stool bank – very old & mature with path in a glade alongside. Good fencing on N&W sides.			Good
Other features				Good Variable Poor
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Corrugated iron shed	Siting W. border	Design Basic/ temporary structure	Extent	Low



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Photograph locations/ direction



F16.1



F16.2



F16.3

Braebourne Lees Mixed Farmlands

BL2: Game Rearing Farmlands

Date: 08/10/04

Location: B13 Spring and Bockhanger Woods

Map reference: TR055408

Context: Kent LCA: Brabourne Lees Mixed Farmlands HLT: 4.4 Replanted other pre-1810 woodland			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Dominant Apparent Insignificant	Landform	Views Out Yes
TREE COVER	Dominant Apparent Insignificant	Key visual elements Woodland	Views Within Limited
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements	Pattern
SETTLEMENT & LANDUSE	Dominant Apparent Insignificant Unsettled	Key visual elements Woodland	Seasonal variation
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features			Species associations
Farm type	Primary	Other	
Woodlands	Heritage features Plantation	Species Pine, beech, poplars, larch, birch, remnant hornbeam, oak	
Hedgerow trees	Heritage features	Species	
Other trees	Heritage features	Species	
Field Boundaries	Heritage features	Species	
Highways	Verges	Other features	
Buildings	Villages	Farmsteads	
Other features			

B13 ctd.

Brief description: Medium sized parcel of mixed plantation woodland.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: Exotic planting				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit 100%		Ecological corridors		High <i>Moderate</i> <i>Low</i>
Intensity of land use Low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent 100%	Age structure		<i>Good</i> Variable <i>Poor</i>
Field Boundaries				<i>Good</i> <i>Variable</i> <i>Poor</i>
Other features				<i>Good</i> <i>Variable</i> <i>Poor</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	<i>High</i> <i>Moderate</i> <i>Low</i>



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Photograph locations/ direction



Date: 08/10/04 Location: B15 Breeches Wood Map reference: TR054417

Context: Kent LCA: Brabourne Lees Mixed Farmlands HLT: 7.2 Valley floor woodland			
Aesthetics – what is your overall impression of this area?			
TOPOGRAPHY	Dominant Apparent Insignificant	Landform Slight rise to NW	Views Out From boundaries to adjacent arable farmland (B16)
TREE COVER	Dominant Apparent Insignificant	Key visual elements Mature oak, beech, ash	Views Within Dense tree cover
ENCLOSURE PATTERN	Dominant Apparent Insignificant Unenclosed	Key visual elements	Pattern OS map shows small enclosure (PRIVATE LAND)
SETTLEMENT & LANDUSE	Dominant (LU) Apparent Insignificant Unsettled (S)	Key visual elements Woodland	Seasonal variation Deciduous trees
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features		Species associations	
Farm type	Primary	Other	
Woodlands	Heritage features Mature beech, oak, ash	Species Oak, ash, Scot's pine, beech, sweet chestnut, holly	
Hedgerow trees	Heritage features	Species	
Other trees	Heritage features	Species	
Field Boundaries	Heritage features Barbed Wire fence	Species	
Highways	Verges	Other features	
Buildings	Villages	Farmsteads	
Other features			

B15 ctd.

Brief description: Small irregular shaped parcel of mixed deciduous plantation with localised pine. Notable mature, oak, ash and beech. The woodland is surrounded by arable farmland with some hedgerows adjoining the wood.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors:				Intact <i>Interrupted</i> <i>Fragmented</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Continuous woodland	Ecological corridors		High <i>Moderate</i> <i>Low</i>	
Intensity of land use Low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Continuous	Age structure Mainly mature	Good <i>Variable</i> <i>Poor</i>	
Field Boundaries	Barbed wire fence to N (other boundaries not surveyed)		Good <i>Variable</i> <i>Poor</i>	
Other features			<i>Good</i> <i>Variable</i> <i>Poor</i>	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	<i>High</i> <i>Moderate</i> <i>Low</i>



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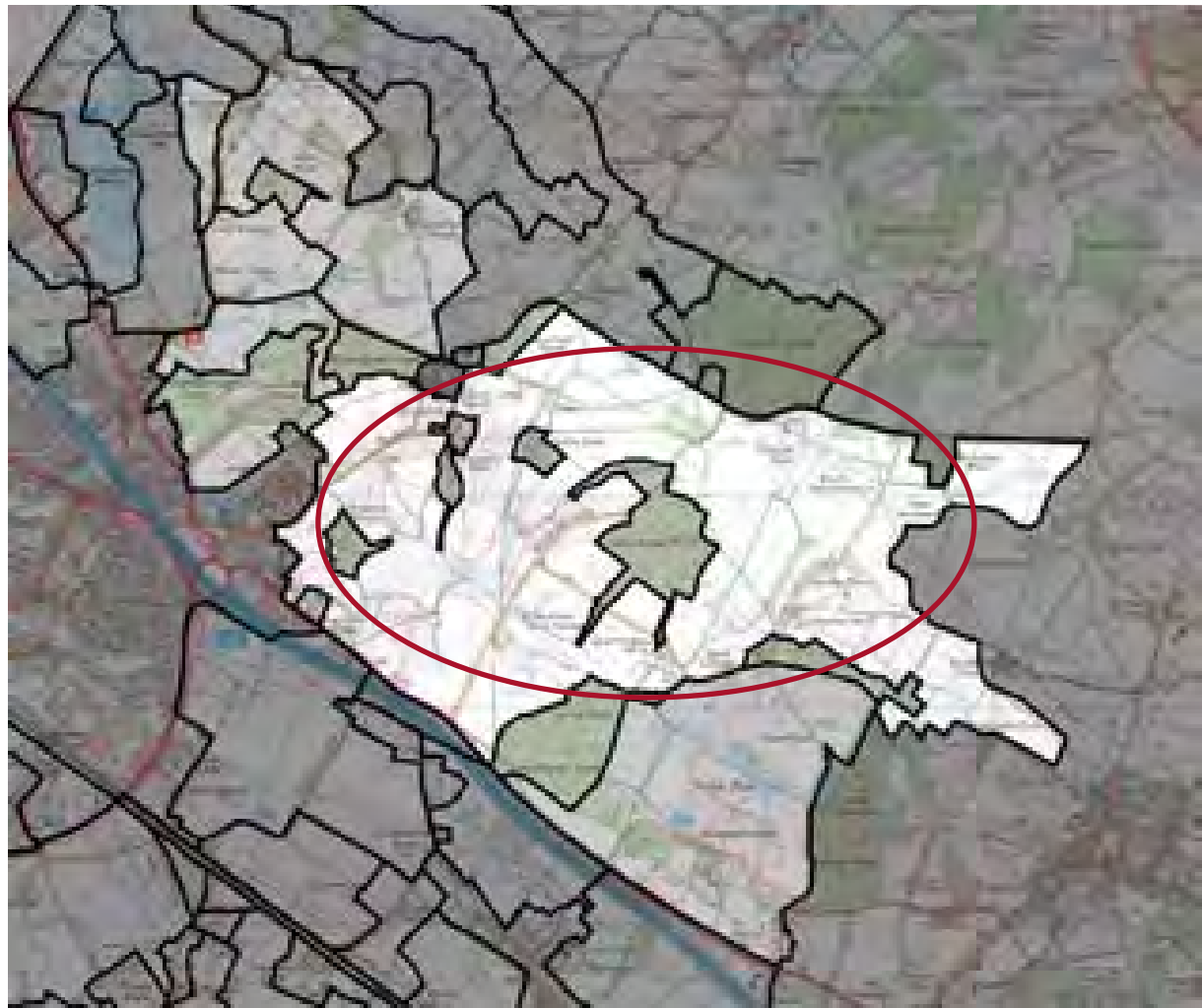


Date: 08/10/04 (Amended 22.07.05) Location: B16 Bockham Lane Map reference: TR049415

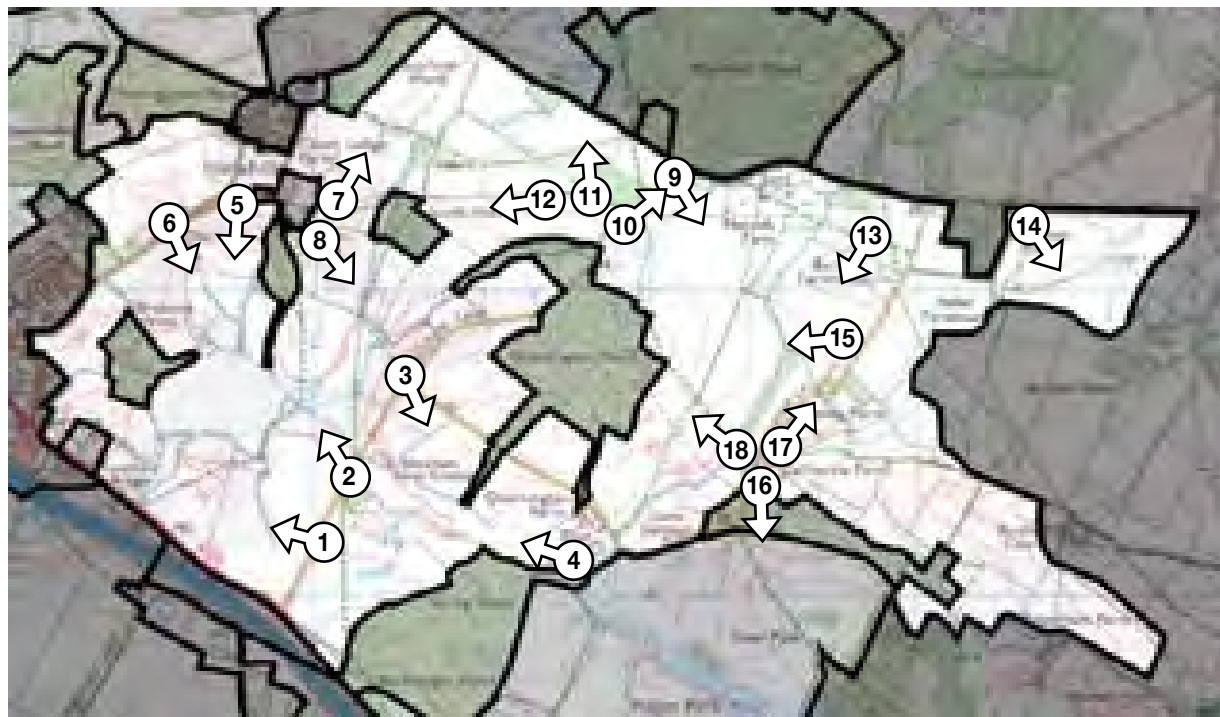
Context: Kent LCA: Brabourne Lees Mixed Farmlands HLT: 1.6 Rectilinear with wavy boundaries			
Aesthetics – what is your overall impression of this area?			
TOPOGRAPHY	Apparent	Landform Undulating	Views Out W: Ashford fringe, N and E wooded farmlands; S to A20 and M20
TREE COVER	Apparent	Key visual elements Many small woodland blocks, and many boundary and enclosed woodlands (separate parcels)	Views Within Open
ENCLOSURE PATTERN	Apparent	Key visual elements Hedgerows – esp. along lanes	Pattern
SETTLEMENT & LANDUSE	Dominant	Key visual elements Arable farmland	Seasonal variation With crop and deciduous trees.
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Springs , Wet meadow and woodland to NW of F15 with rushes, alder		Species associations Veteran pollarded oak, woodland copse
Farm type	Primary Arable mixed. Good bufferstrip btw arable and h'rows/woodland		Other Rough pasture, horse paddocks, hay crop at farmstead
Woodlands	Heritage features Plantations and many small woodlands. Young oak plantation planted in artificial dense grid. Good and wet habitat. Rush ,sedge and meadow sp. Narrow strip of lush, wet alder woodland to W of Quarrington lane. Stream still running in July.		Species Oak, hornbeam coppice, ash to N of Burch Farm. Sw Chestnut coppice near Seeley farm
Hedgerow trees	Heritage features		Species oak
Other trees	Heritage features Scattered mature oaks. Popplar windbreaks		Species
Field Boundaries	Heritage features Hedges, strong along lane. Very diverse in places		Species Hawthorn, hazel, elm, dog rose, field maple, dogwood, oak, willow
Highways	Verges Many local lanes, some with very narrow an winding fine h'rows		Other features
Buildings	Villages		Farmsteads Scattered throughout
Other features	Moat		

B16 ctd.

Brief description: Very large and varied parcel dominated by arable farmland, but characterised by many small woodland blocks and other boundary and enclosed woodlands(separate parcels) to give a well treated feel to the landscape. Many local lanes and footpaths bisect the parcel with the lanes often bounded by fine species-rich hedgerows (sunken and winding in places). The scattered woodlands include a young oak plantation, wet alder coppice, sweet chestnut coppice and hornbeam coppice. There are scattered attractive farmsteads throughout, often with associated small paddocks, some with horse-grazing. Streams cross the parcel throughout, and there is a notable spring to the SE. The urban edge (hospital) and A20/M20 to the west have only a local impact. Overall sense of remoteness, specially to NE.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
Detractors: A20 and M20 to SW boundary (local impact)				<i>Intact</i>
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Many woodland blocks, some wet. Some rough pasture and wet meadows Springs		Ecological corridors Hedgerows, woodland strips, streams		<i>Moderate +</i>
Intensity of land use Variable –high in arable				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Woodland and scattered h'row trees	Age structure Mainly mature woods and h'row. Young oak plantation, some deadwood	<i>Variable</i>	
Field Boundaries	Hedgerows – rich along many sections of lanes. Some internal h'row loss in arable			<i>Good (what remains)</i>
Other features	Moat to E			
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Urban edge (hospital) A20/M20 to SW boundary	Siting	Design	Extent	<i>Low</i>



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Photograph locations/ direction



B16.1



B16.4



B16.2



B16.5



B16.3



B16.6

Development Area:		Sevington/ Hinxhill (Map ref: TR056414)	
County Landscape Character Area:		Brabourne Lees Mixed Farmland	
Historic Landscape Type:		4.3 other pre- 1810 woodland	
Boundaries:		B16 arable at all edges	
TOPOGRAPHY	Apparent	Landform on hill top, gentle slope to west	Views out (long/short/restricted)
TREE COVER	Dominant	Key visual elements	Views within (restricted)
ENCLOSURE PATTERN	Insignificant	Key visual elements Some stock fence	Pattern and scale
SETTLEMENT & BUILT FEATURES	Unsettled	Key visual elements	Pattern
LANDUSE	Dominant	Key visual elements Woods – dense coppice & few glades	Seasonal variation deciduous
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Stream in woods at N		Species associations
Landuse/farm type	Primary Woodland & plantation		Other
Woodlands	Coppice/plantation Old hornbeam coppice with mature sweetchestnut coppice & some hazel		Species N of lane – wet woods with Sweet chestnut , ash, willow & poplar. S of lane - Alder coppice, poplar, oak, hazel, hornbeam & bracken.
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt		Species
Field boundaries	Hedges/ditches/stock fence/electric Stock fence to SW edge & broken fence to NE edge. Old coppice bank to SW edge		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access Bockham Lane bisects north section. Also bisected by other lane to S.		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Brief summary description: An irregular shape parcel of mainly mature mixed woodland on a gentle westerly slope on a hill top. Surrounded by arable fields with fine long views at boundaries towards hills, trees, a manor house and farmland. There is a mix of tall sweet chestnut coppice, very old hornbeam coppice banks, younger hazel, willows & oaks. The NW section is a wet wood with a stream. The wood has good hedgerow and ditch corridors. Two lanes bisect the wood. Bockham Lane is in a tree tunnel.				
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>				
Fine long views to SE from boundary, over arable slopes to hills & farmland with dotted farms to N& NE, to south large stately manor set in trees on horizon.				Intact
Ecological integrity – <i>how well does this area of countryside function as a habitat for wildlife?</i>				
Extent of semi-natural habitat and patches Woods with native coppice & wet woodland habitat in NW and N.		Ecological corridors and networks Good woodland stream to NW & ditch corridor to NE. Hedge corridors to south		High
Intensity of land use and habitat trend				
Condition of heritage features – <i>assess current condition and make note of vulnerability to change</i>				
Tree Cover		Age structure Mainly overmature coppice but some older veterans & some young hazel/ scrub regeneration.		Variable
Field Boundaries		Survival of historic field pattern and condition Old hornbeam coppice bank SW edge (& remnants)		Variable
Other features		Bockham Lane is a local lane in a tree tunnel.		Good
Impact of built development – <i>how well does modern development respect local vernacular, character and sense of place</i>				
Type	Siting	Design	Extent	High Moderate Low



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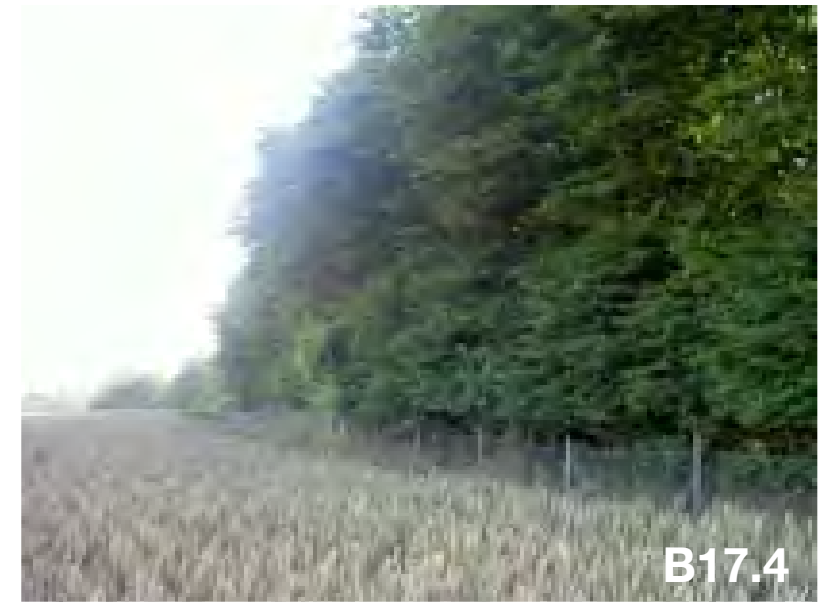
B17.1



B17.2



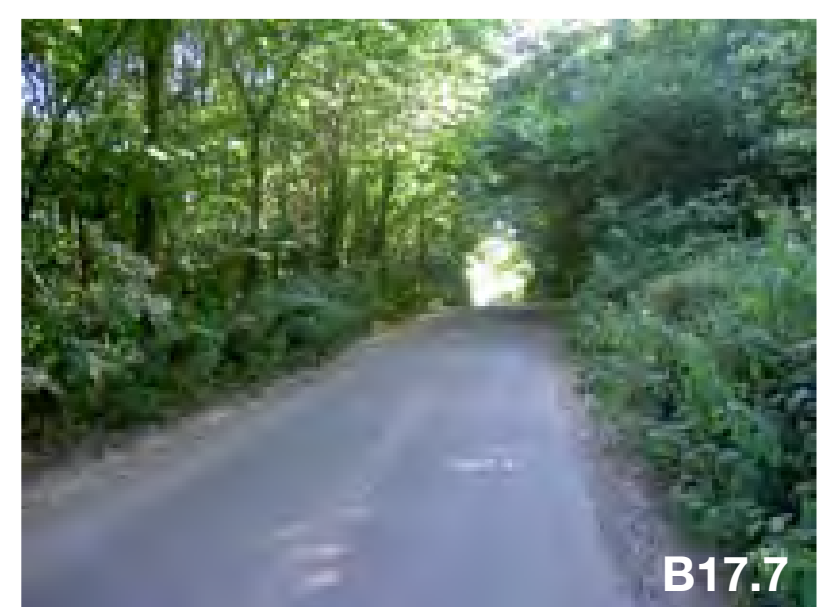
B17.3



B17.4



B17.5



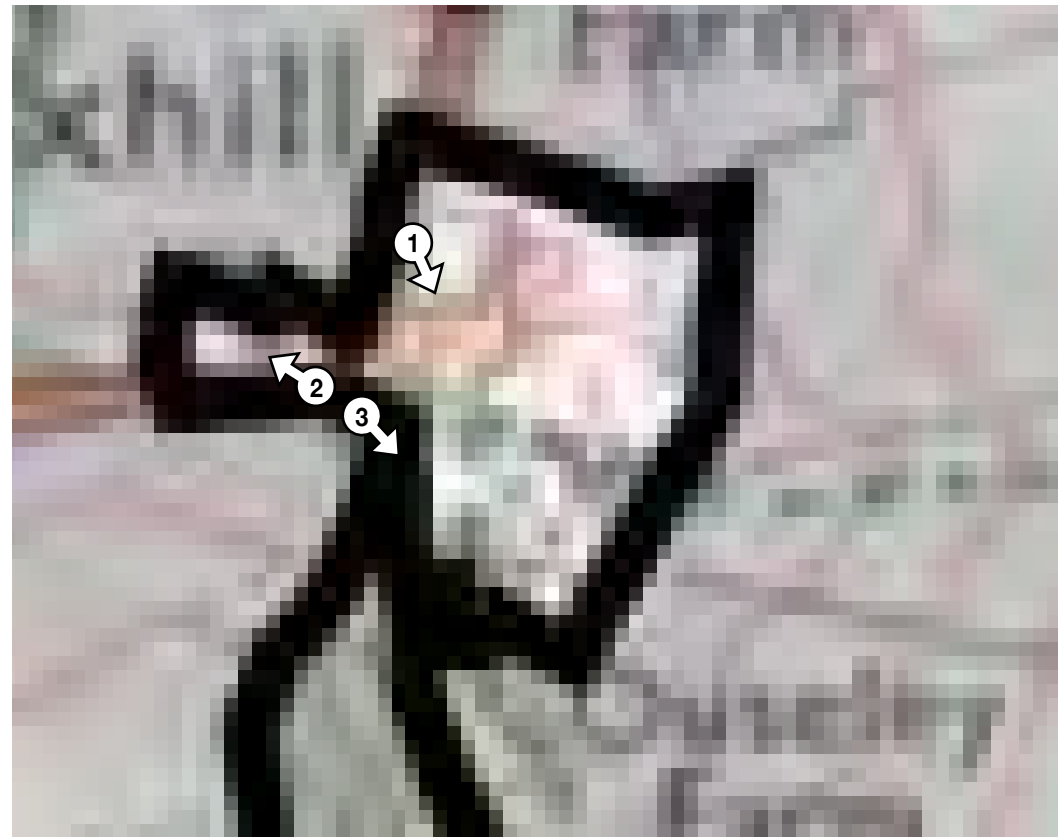
B17.7

Study Sector:		Hinxhill (Map ref: TR049423)
County Landscape Character Area:		Brabourne Lees Mixed Farmlands
Historic Landscape Type:		9.7 Village/ hamlet 1810 extent
Boundaries:		B16 to N, E & W, B18 to S
SETTLEMENT & BUILT FEATURES	Apparent	Key visual elements Ouseley Farm with recent office buildings and outbuildings with carpark (agricultural feeds depo) Pre-19 th century traditional cottage
TOPOGRAPHY	Apparent	Landform Gentle slope
TREE COVER	Apparent	Key visual elements leylandii hedge and new planting of cherry and oak to edge of carpark Mature hedge to garden with field maple and ornamental garden trees
FORM & LAYOUT	Clustered	
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Pre-19 th century and recent
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Traditional cottage with ragstone (lower courses) and brick with hung tiles and tiled roof Agricultural feeds depo with modern brick building	
Street Scene	Frontage/ verge/ boundaries/ materials Narrow lane with native mix hedge and leylandii adjacent to feed depot Ragstone wall with ivy adjacent to cottage	Planting/ signage/ lighting
Edge condition	New housing N/A	
Other features (include detractors)	-	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Country lane feel but some loss of character due to modern feed depot buildings		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Located on a rise and a sharp bend in the lane, contained by high hedges. Modern farm buildings house agricultural feeds business, to rear is a vernacular barn in restoration. Opposite, in crook of the bend in lane is a cottage – ragstone, brick, hung tiles and peg tile roof set higher than the lane. Parcels enclosed by hedges and ash trees, yews in the garden, dead elms, and new planting of oak and wild cherry to agricultural feeds carpark.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Surrounded by fields, no apparent views out as seen from public from public right of way				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement	Low intensity, tight knit by virtue of the vegetation absorbing views of buildings.		High Moderate Low	
Intensity of built form and trend Agro building dominates one side of road, vernacular cottage and outbuildings in garden, the other.				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Vernacular group with large modern barn addition		Good Variable Poor	
Tree Cover	Age structure mature ash, dead elms, new oak and wild cherry plantings		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Agrofoods screened by high leylandii hedge out of character with the area. Elsewhere, mixed thorn hedges. Cottage surrounded by low ragstone wall with ivy		Good Variable Poor	
Other features	Ragstone wall to cottage		Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Modern barn	Siting behing a hedge at slightly lower level	Design Standard grey profiled cement cladding	Extent Discrete, screened	High Moderate Low



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Photograph locations/ direction



Survey Date: 20.7.05 Reference: F12 Location: Boarfield Wood Surveyors: AM/HA

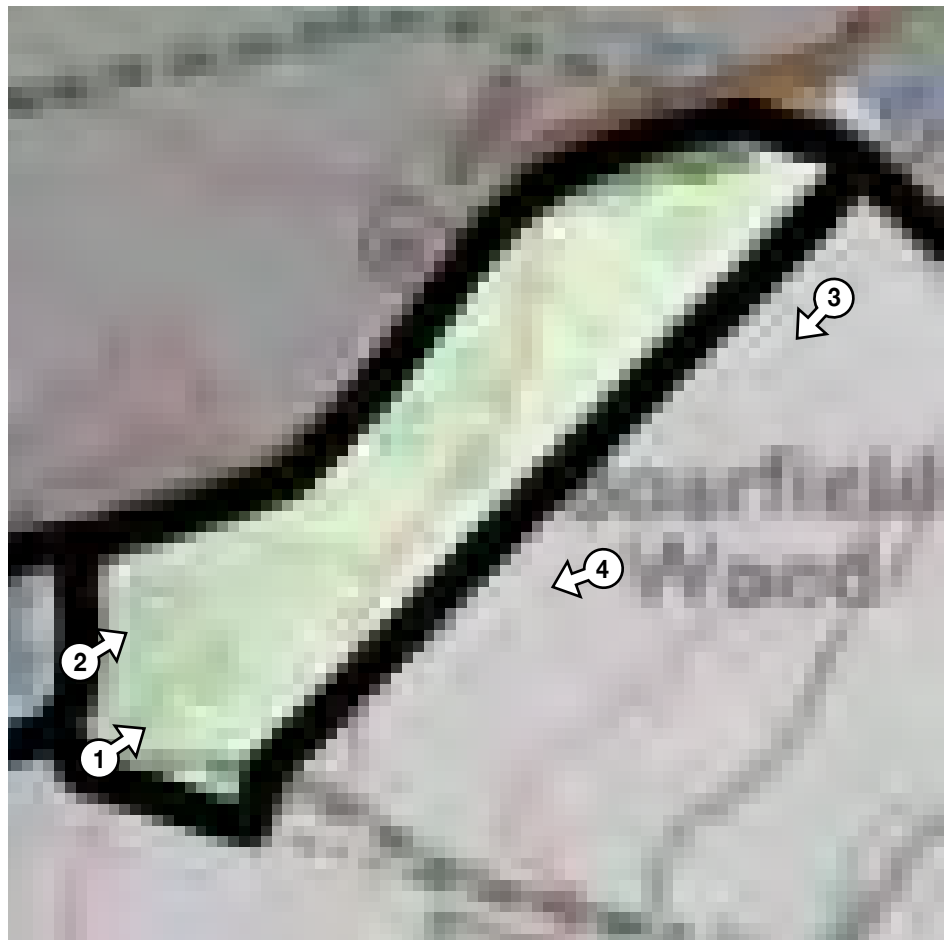
Study Sector:		Hinxhill (Map ref: TR052428)	
County Landscape Character Area:		Brabourne Lees Mixed Farmland	
Historic Landscape Type:		4.3 Other pre-1810 woodland	
Boundaries:		B16 on E/F7 on W	
TOPOGRAPHY	Insignificant	Landform flat	Views out (long/short/restricted) Long views to west over arable to trees on horizon. Short views east to isolated houses and arable.
TREE COVER	Dominant	Key visual elements Open glades & mature veterans & scrub mosaic	Views within filtered
ENCLOSURE PATTERN	Apparent	Key visual elements Stock fencing with ditch and hedge Scrub border on east side	Pattern and scale
SETTLEMENT & BUILT FEATURES	Unsettled	Key visual elements	Pattern
LANDUSE	Dominant	Key visual elements	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Ditches along west edge & isolated ponds in south		Species associations
Landuse/farm type	Primary woods		Other
Woodlands	Coppice/plantation Hazel coppice along lane side with mature veterans, scrub & good open glades within		Species Ash, oak, hazel, elder, goat willow, dogrose, ivy, bramble, mature poplar, blackthorn
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt		Species
Field boundaries	Hedges/ditches/stock fence/electric Stock fence on lane edge & ditch on lane edge		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access Local road on west edge		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Reference:

Brief summary description: A small linear parcel of mature species rich semi-natural woodland with an excellent range of glades & dense coppice in terms of species habitats. Well managed dense hedgerow adjoins local lane to west. Several mature veteran trees and standing dead wood. Small wetland element (ditch & pond). Corridor links to B16 hedgerows. Fine views east over arable to woods on horizon. An intact English countryside landscape. Small impact of few houses to the 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				
Fine views east over arable field to trees on horizon. Limited views west across the lane & hedge with glimpses of isolated houses to N & W & arable.				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 Excellent dense continuous coppice stools within, with species rich hedge & woods. Good wetland pockets i.e. ditch at western edge & pond to south. Standing dead wood & veterans.		Ecological corridors and networks Links to hedge corridor to south & into B16.		High
Intensity of land use and habitat trend				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure Good mix of age & structure - young/ old. Dense with glades.			Good
Field Boundaries	Survival of historic field pattern and condition			Good
Other features				
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	



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Photograph locations/ direction



F12.1



F12.2



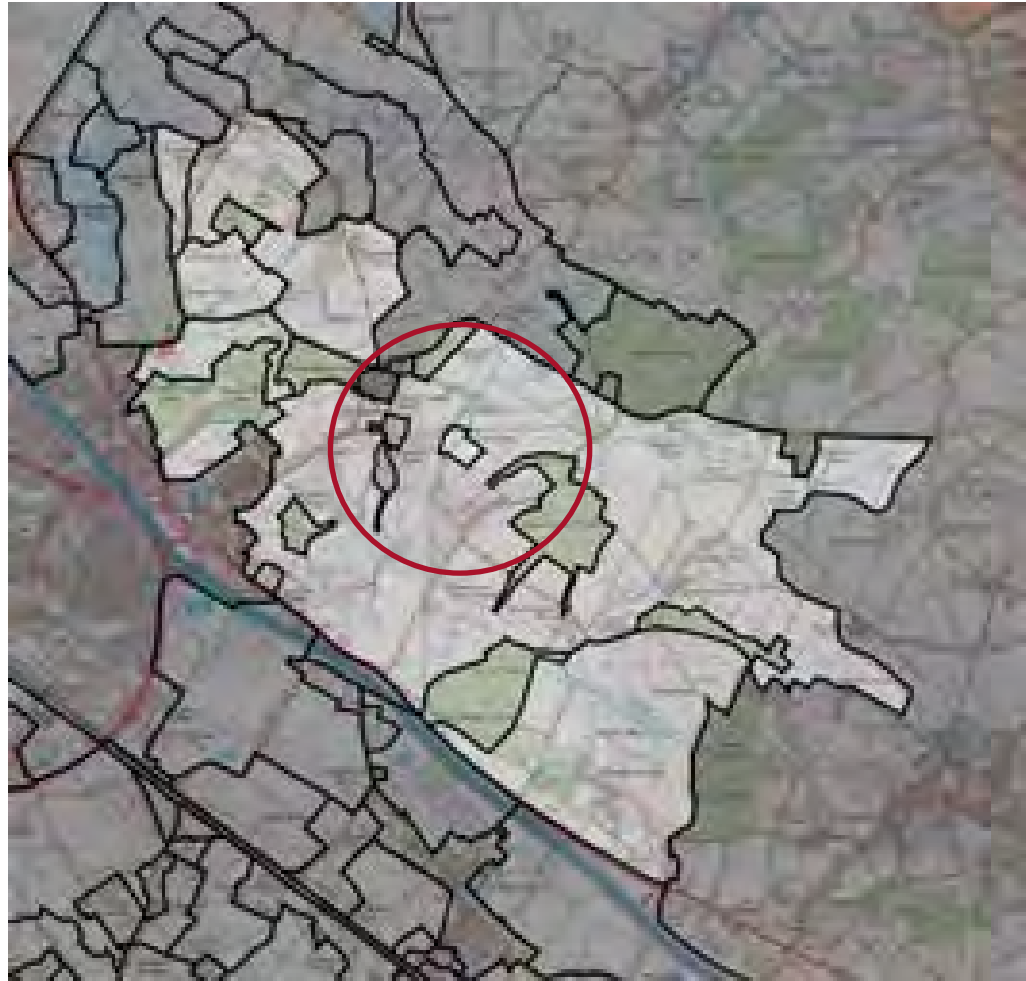
F12.3



F12.4

Study Sector:		Hinxhill (Map ref: TR053422)	
County Landscape Character Area:		Brabourne Lees Mixed Farmlands	
Historic Landscape Type:		4.3	
Boundaries:		Surrounded by B16	
TOPOGRAPHY	Apparent +	Landform Flat, part of valley floor	Views out (long/short/restricted) Framed from boundary
TREE COVER	Dominant	Key visual elements Woodland	Views within (filtered/framed/open/restricted) Restricted
ENCLOSURE PATTERN	Insignificant	Key visual elements	Pattern and scale
SETTLEMENT & BUILT FEATURES	Unsettled	Key visual elements	Pattern
LANDUSE	Apparent	Key visual elements	Seasonal variation Deciduous
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Situating in valley floor, next to wetland, possibly streams or ponds		Species associations
Landuse/farm type	Primary		Other
Woodlands	Coppice/plantation N/A		Species Oak, ash, goatwillow
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt		Species
Field boundaries	Hedges/ditches/stock fence/electric		Species
Highways and footpaths	Major road/railway/local road/footpath/no public access		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

Brief summary description:				
A small patch of mostly oak-woodland. In valley floor, with arable and pasture around. Wet area with good herb layer.. Well linked by hedgerows to other semi natural habitats. Footpath that runs through marked on OS map, but impossible to locate. No access into the woodland.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
Part of valley floor. Good views out to arable around.				Intact
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches 100% Good herb layer and scrub.		Ecological corridors and networks Connected to other woodlands by wetland, several other streams with verges and vegetation		High
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 Mostly mature		Good
Field Boundaries		Survival of historic field pattern and condition		
Other features				
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	



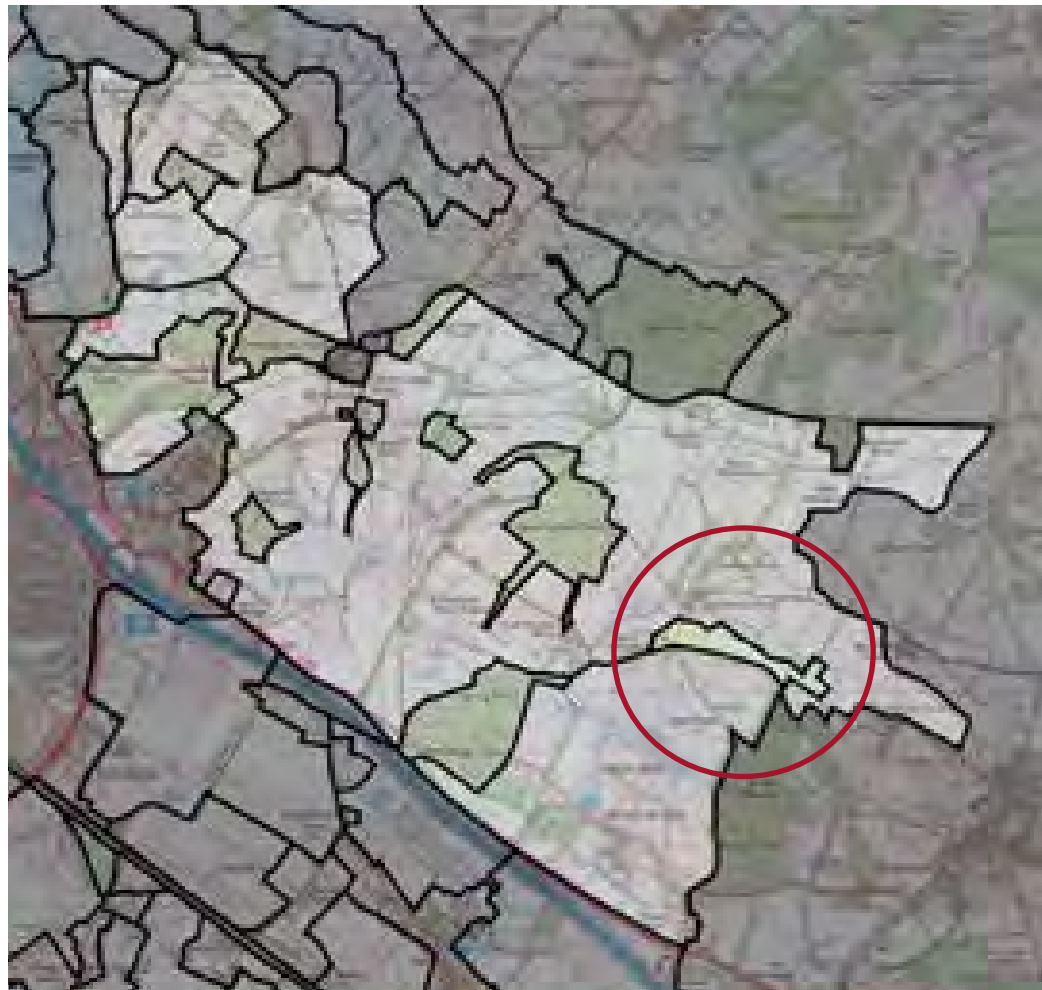
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Photograph locations/ direction

Study Sector:		Hinxhill (Map ref: TR065412)	
County Landscape Character Area:		Brabourne Lees Mixed Farmland	
Historic Landscape Type:		4.5 19 th century plantations general	
Boundaries:		B16 & marshy pasture and arable to N. & Deer Park (B14) to S	
TOPOGRAPHY	Insignificant	Landform flat	Views out (restricted by trees) glimpse of deer park at S boundary & glimpse of marshy horse pasture at w. edge
TREE COVER	Dominant	Key visual elements Appears as semi-natural when seen from road (conifers are screened)	Views within (filtered/framed/open/restricted) dense canopy
ENCLOSURE PATTERN	Insignificant	Key visual elements No access Stock fence on northern edge	Pattern and scale
SETTLEMENT & BUILT FEATURES	Unsettled	Key visual elements	Pattern
LANDUSE	Apparent	Key visual elements Conifer plantation in centre with buffer zone of semi-natural coppice beside lane & to west of lane.	Seasonal variation
KEY CHARACTERISTICS – in what way do the following contribute to local distinctiveness?			
Natural features	Rivers/ knolls/ ponds Stream with banks along N boundary & ditch in bank on w. side of lane.		Species associations
Landuse/farm type	Primary Conifer plantation		Other
Woodlands	Coppice/plantation Over mature sweet chestnut with young hazel coppice along lane edges. Pine plantation to centre.		Species Oak, sweet chestnut, hazel, alder, primrose with pine in centre.
Tree cover	Groups/linear/hedgerow/scattered/shelterbelt		Species Many veteran oak standards along lane edge
Field boundaries	Hedges/ditches/stock fence/electric Stream in sunken bank to N. boundary. Wide verge of ragwort to S. boundary.		Species Alder, hazel & nettle.
Highways and footpaths	Major road/railway/local road/footpath/no public access Local road runs N-S in a tree-lined tunnel & path runs through east area		Other features (such as tree-lined lanes)
Built features	Villages/settlements/farms/churches/oasts		Urban edge/pylons/masts/new housing
Other features (such as moats)			

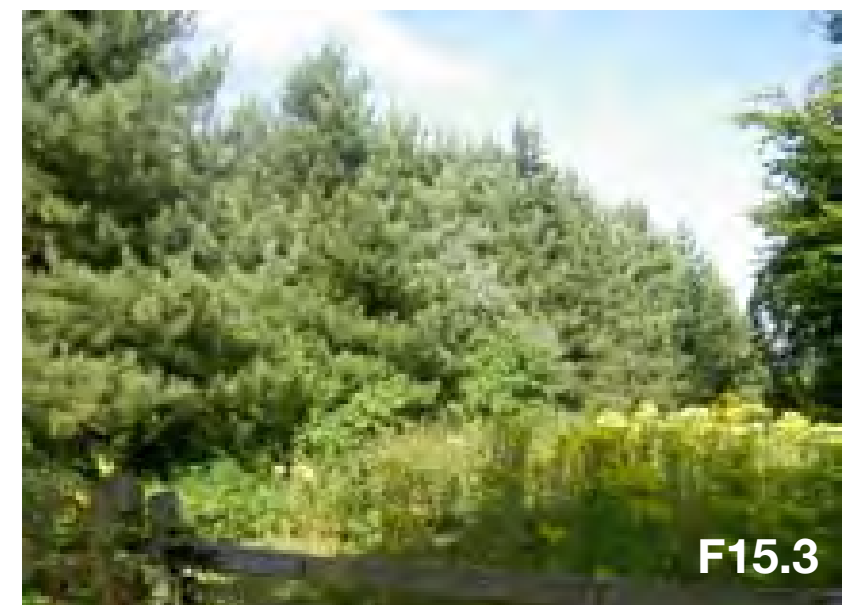
Brief summary description: A small linear parcel of woodland, with a local lane bisecting the west side and footpath through 2 parts of it. The lane is an attractive canopy tunnel of oak, hazel & sweet chestnut. A buffer zone of native mature trees and hazel coppice provides a wildlife refuge and also screens the large conifer plantation within. Short glimpses to Deer Park on S. edge and to horse pasture on N. edge. The streams and hedgerow corridors are valuable for conservation.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance				
The wood appears from the road and W. path to be native woodland, but closer inspection reveals this is a strip masking a large conifer plantation which is well screened.				Interrupted
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habitat and patches Buffer zone of natives, i.e. limited area of semi-natural woods along borders. Streams to N & W are important.		Ecological corridors and networks Hedgerow link to N along Quarrington Lane. Steams to N & W link to surrounding land		Moderate Edge woodland coppice & ditches Low Plantation
Intensity of land use and habitat trend				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Age structure Some veteran oaks and coppice along lane, but this area is small compared to the size of the plantation.			Variable
Field Boundaries	Survival of historic field pattern and condition			Good Variable Poor Good
Other features	Lane in a tunnel of hazel/ ash canopy with slight hedge banks.			
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type	Siting	Design	Extent	High Moderate Low



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Photograph locations/ direction



Braebourne Lees Mixed Farmlands

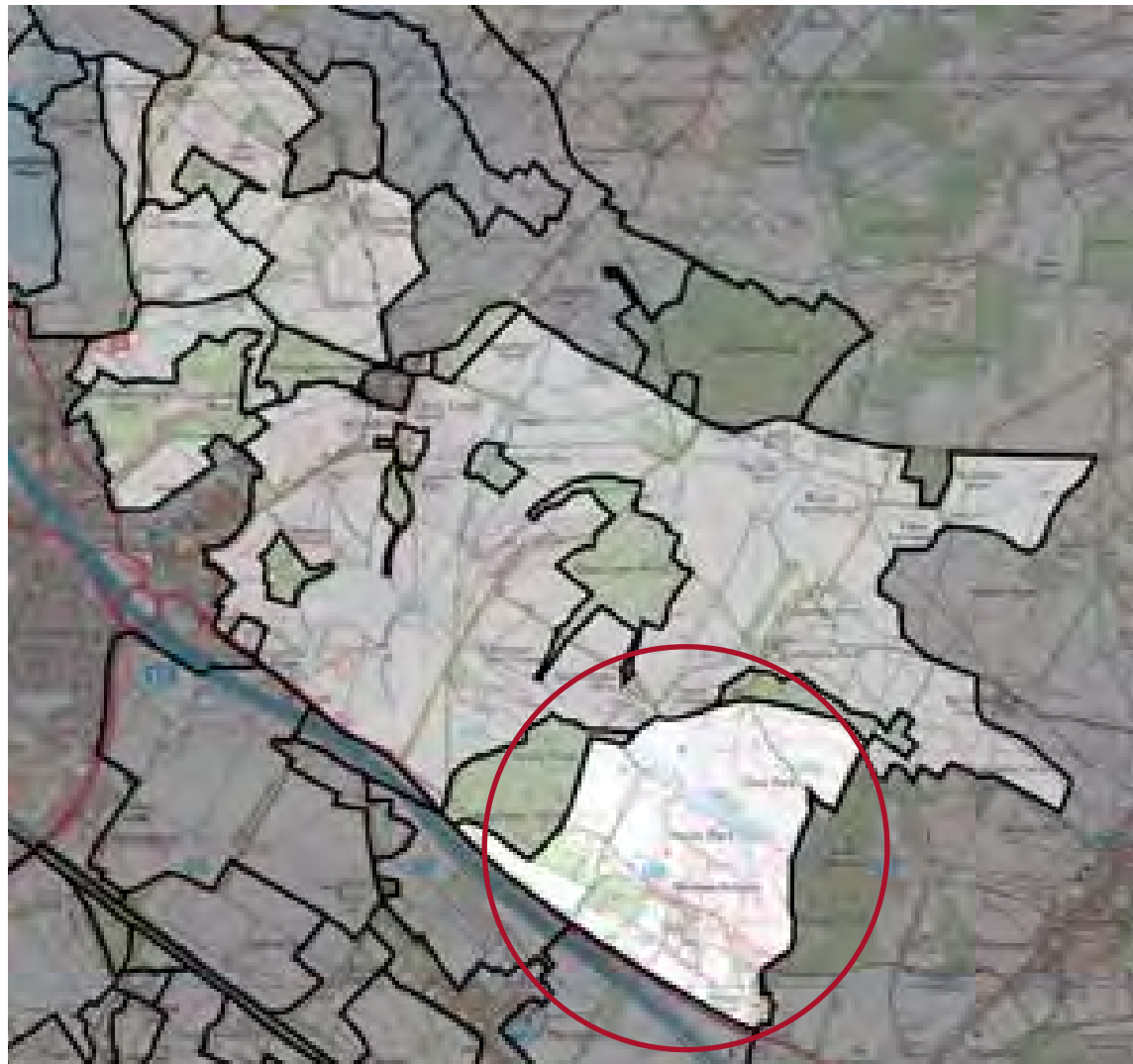
BL3: Hatch Park

Date: 08/10/04 Location: B14 Hatch Park Map reference: TR057406

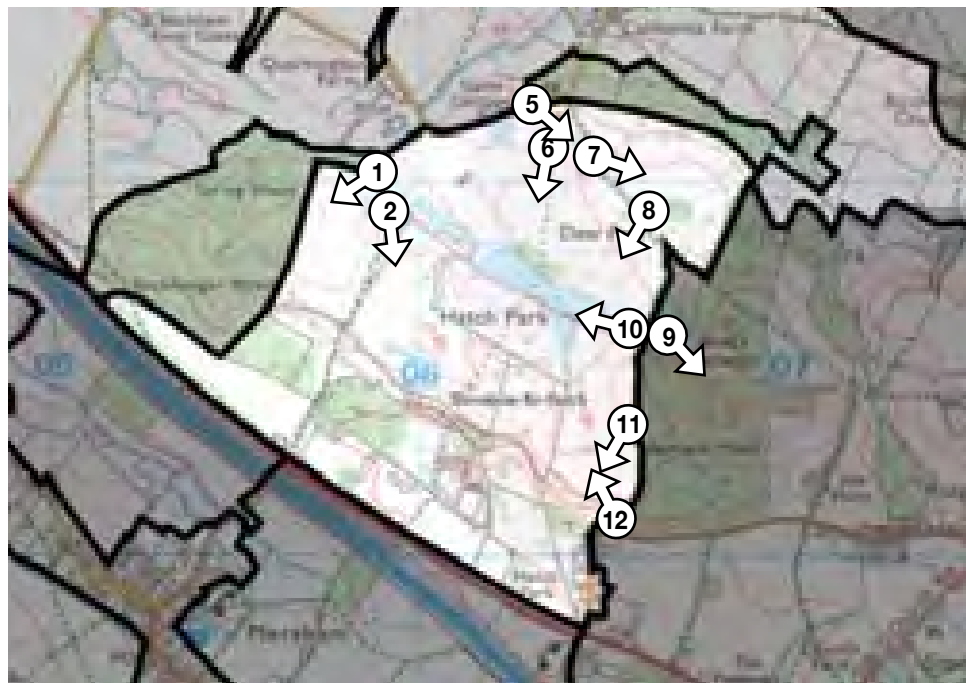
Context: Kent LCA: Brabourne Lees Mixed Farmlands HLT: 10.1 Pre 1810 parkland			
Aesthetics – what is your overall impression of this area?			
TOPOGRAHY	Apparent	Landform Slope towards lake in middle	Views Out Limited to south, long to north-east
TREE COVER	Apparent	Key visual elements Parkland trees	Views Within Open at point, filtered
ENCLOSURE PATTERN	Insignificant	Key visual elements Woodlands	Pattern
SETTLEMENT & LANDUSE	Apparent	Key visual elements House	Seasonal variation Deciduous
Key characteristics – in what way do the following contribute to local distinctiveness?			
Natural features	Spring, lakes		Species associations Rushes, Typher, Iris
Farm type	Primary Sheep pasture		Other Parkland, arable in south-west
Woodlands	Heritage features		Species
Hedgerow trees	Heritage features		Species
Other trees	Heritage features Mature to veteran, some deadwood		Species
Field Boundaries	Heritage features Paling, mature linear tree cover/woodland		Species Pine, Oak, Ash, Beech, Sprouse, Sweet Chestnut, Sycamore, Bracken, Ragwort.
Highways	Verges		Other features
Buildings	Villages		Farmsteads
Other features	Historic house		

B14 ctd.

Brief description: Large parcel of deer grazed pasture, springs, lakes, woodland and arable. Enclosed by boundary woodland. Dominated by bracken and arable. Some constructed lakes/ponds with adjacent wetland and some veteran trees and deadwood has high ecological value. M20 has local impact to south, but overall intact character.				
Visual unity – assess the overall unity of the landscape and note the significance of detracting features				
				<i>Intact</i>
Detractors: A20 road noise, movement				
Ecological integrity – how well does this area of countryside function as a habitat for wildlife?				
Extent of semi-natural habit Scattered veteran trees/ deadwood, landscaped ponds and woodland	Ecological corridors Adjacent woods, linear woodland boundaries. Streams linking ponds		<i>High (minus)</i>	
Intensity of land use Low				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Tree Cover	Extent Scattered trees, woodland boundaries, woodland blocks.	Age structure Mature and veteran	<i>Good</i>	
Field Boundaries	Arable has some mature treelines			<i>Variable</i>
Other features	Old manor house			<i>Good</i>
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type A20 and M20 along south border	Siting	Design Little noise impact	Extent	<i>Low</i>



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Photograph locations/ direction



B14.1



B14.2



B14.9



B14.5



B14.6



B14.7

Braebourne Lees Mixed Farmlands

BL: Settlements

Study Sector:		Hinxhill (Map ref: TR049425)
County Landscape Character Area:		Brabourne Lees Mixed Farmlands
Historic Landscape Type:		9.7 Village/ hamlet 1810 extent
Boundaries:		D9, F10 to N, B16 to S & E, F16 to W
SETTLEMENT & BUILT FEATURES	Dominant	Key visual elements small settlement built around 12/13 th church with traditional houses and Court Lodge Farm (Hinxhill Estate offices)
TOPOGRAPHY	Apparent	Landform Gentle rise
TREE COVER	Apparent	Key visual elements some mature trees within gardens and churchyard, including yew and oak pollard
FORM & LAYOUT	Clustered	
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	Medieval and pre 19 th century traditional settlement with post war farm outbuildings
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale Ragstone church with timber steeple and tiled roof Brick and ragstone buildings with tiled roofs Modern corrugated sheds and Nissan hut with asbestos roof	
Street Scene	Frontage/ verge/ boundaries/ materials Ragstone base with upper courses of brick or ragstone with brick coping Lane with narrow grass verge and ragstone walls or neatly clipped holly/hawthorn hedges	Planting/ signage/ lighting
Edge condition	New housing N/A	
Other features (include detractors)	–	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? Quiet pleasant country backwater feel		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Located on a locally higher area in the green sand, the settlement comprises the church and churchyard, Court Lodge farm to the west and some local vernacular houses to the east. High hedges to the lane reduce views out, but from a gateway there is a long range view to the North Downs. The small church of ragtone with a timber shingle steeple is surrounded by low ragstone and brick walls. Court Lodge Farm contains older barns with pegtile roofs and a mix of ragstone and brick walls as well as newer buildings – profiled asbestos cement 'Nissan' huts and more recent green profiled steel barns/shed and timber clad barn. Farm specialises in livestock. Houses brick, ragstone and tile local vernacular with large gardens.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
High boundary hedges and local views to houses restrict most long range views				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement	Low density, but holds together due to hedges and trees and continuity of traditional materials		High Moderate Low	
Intensity of built form and trend Rural village scale				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition Ragstone church and timber steeple, ragstone and brick boundary walls, ragstone, brick and tile barns and houses		Good Variable Poor	
Tree Cover	Age structure ash, yew, oak individual trees		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition mixed spp hedges inc hazel, hawthorn, blackthorn, elm, sycamore. Very neatly trimmed mixed thorn hedges to gardens maintains rural quality		Good Variable Poor	
Other features	Large old pollarded Oak in graveyard Timber Lytch gate		Good Variable Poor	
Impact of built development – how well does modern development respect local vernacular, character and sense of place				
Type Farm buildings	Siting around/off farm yard	Design late 20 th century functional	Extent discrete	High Moderate Low



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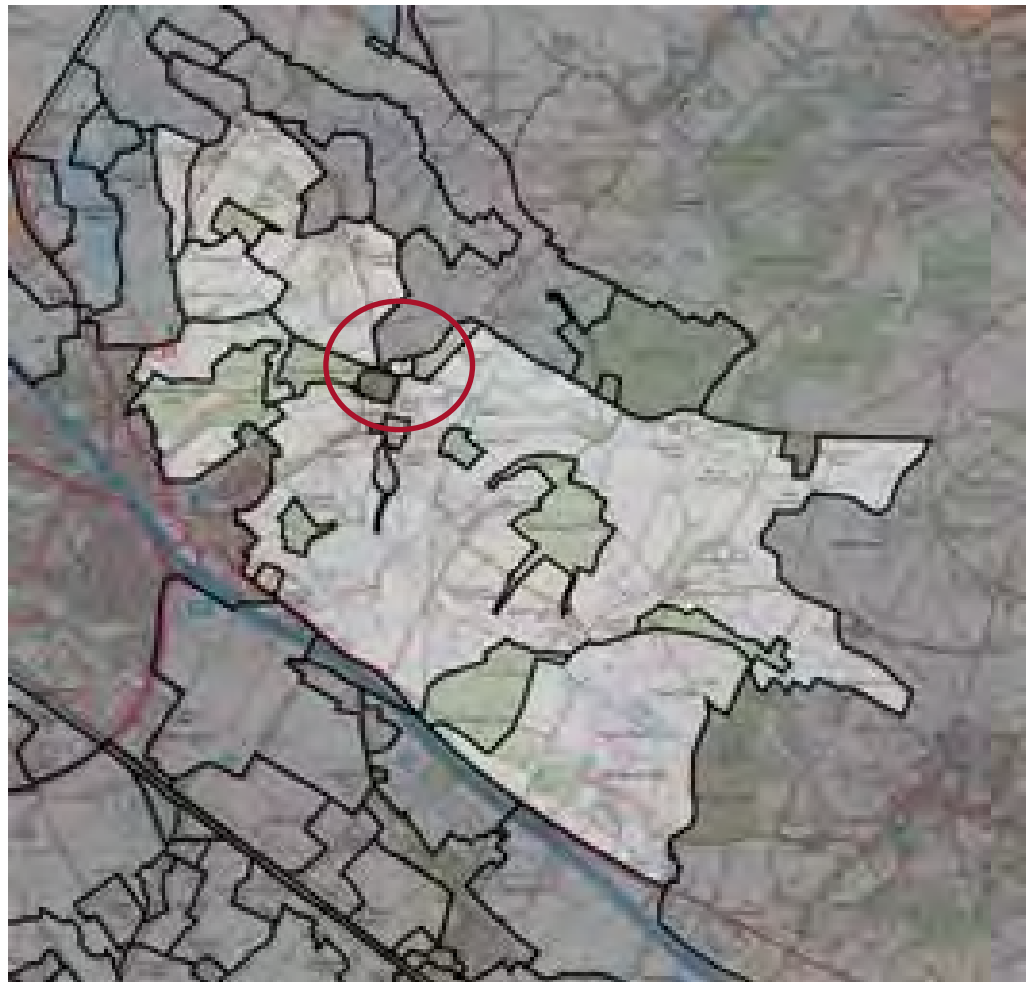


Photograph locations/ direction
Note: only locations for selected photos shown

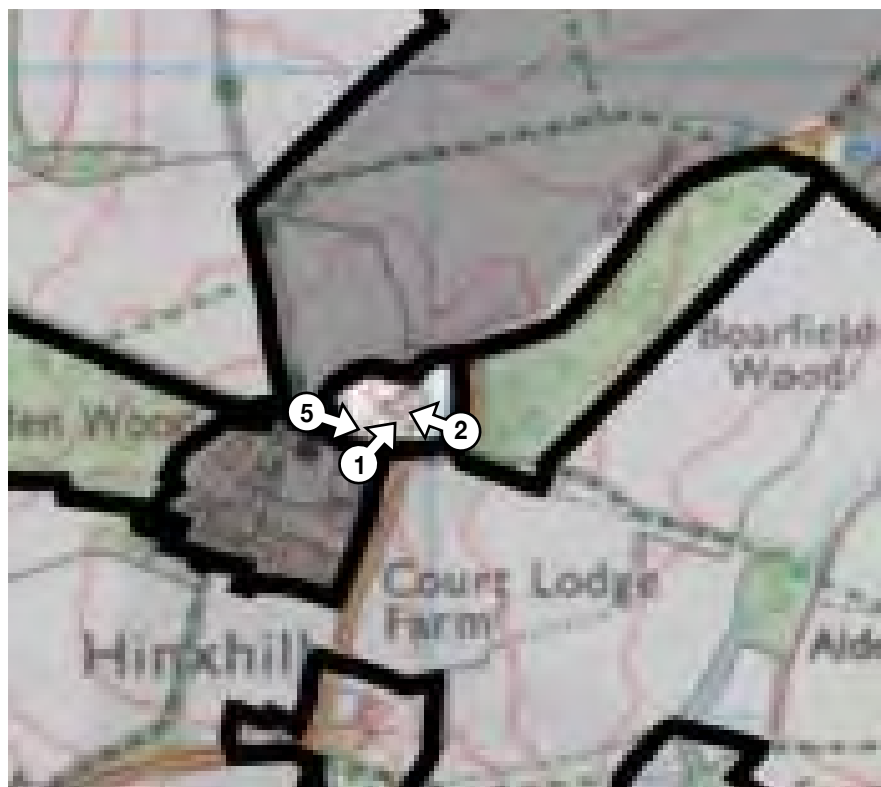


Study Sector:		Hinxhill (Map ref: TR050426)
County Landscape Character Area:		Brabourne Vale
Historic Landscape Type:		9.7 Village/ hamlet 1810 extent
Boundaries:		F7 to N & W, F12 to E, B16 & F9 to S
SETTLEMENT & BUILT FEATURES	Apparent	Key visual elements Hinxhill Court – a large house with grounds hidden from road by high walls and banking with security fencing & floodlighting Modern bungalow adjacent
TOPOGRAPHY	Insignificant	Landform Gentle slope
TREE COVER	Apparent	Key visual elements mature garden trees including oak, cedar, willow
FORM & LAYOUT	Clustered	Discrete properties
AGE & CONDITION	Pre-war Post-war 1960-70's 1980-1990's Recent	pre- 19 th century house modern bungalow
KEY FEATURES – in what way do the following contribute to the local distinctiveness of the settlement?		
Building style	Roof & materials/ scale House with white stonework with grey tiled roof Modern bungalow with white rendered walls and hip roof	
Street Scene	Frontage/ verge/ boundaries/ materials Winding Lane with native hedgerow and narrow verge and banking to property, including closebard fencing. Privet hedge to front with stone piers to gate.	Planting/ signage/ lighting
Edge condition	New housing N/A	
Other features (include detractors)	-	
PERCEPTION of the place – is it tranquil/ safe/ pleasant/ legible/ accessible? House has secluded, isolated and private feel - access and views restricted from general public		

Brief summary description of settlement/ edge conditions and its siting within the wider landscape: Modern white painted render bungalow with garden visible from the lane + adjacent large mainly Victorian house (white render) with extensions and grounds, well screened from the road by change of levels and mix spp agricultural hedges to north, a bank with some cleared vegetation and electric stock fencing, and a length of 6ft high close boarded timber fencing hard onto the lane, neat privet hedge to the front with ostentatious gates and gate posts. Leylandii hedge to garden edge with old apple trees. Mix of young and older trees, local and exotic. Stag headed oak, weeping willow, atlantic cedar.				
Visual context and unity – assess the views, outlook, adjacent landuses and overall unity of the settlement and note any detracting features and their significance				
Definitely part of the village (F9) separated by a lane. Extension and lighting to property set this aside from the character of F9.				Intact Interrupted Fragmented
Settlement integrity/ edge condition – how well does the settlement hold together				
Extent of settlement	Discrete		High Moderate Low	
Intensity of built form and trend Low. Large House in grounds, plus small bungalow next to the lane.				
Condition of heritage features – assess current condition and make note of vulnerability to change				
Local vernacular	Survival of features and condition		Good Variable Poor	
Tree Cover	Age structure Oak compromised by bunding, but younger oak and beech in boundary, large young mature cedar to front		Good Variable Poor	
Field Boundaries	Survival of historic field pattern and condition Where present mixed spp in poor condition. Privet hedge in contrast to equally neatly cut mixed thorn hedge to garden on opposite side of the lane. Overall sub-urban quality infects the village group		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 extensions	Siting to house	Design variable, expensive suburban style tat	Extent	High Moderate Low



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Photograph locations/ direction

Note: only locations for selected photos shown



Studio Engleback
8a London Road
Tunbridge Wells
Kent TN1 2EJ

Tel: 01892 538 537
Fax: 01892 538 438
email info@studioengleback.com
web: www.studioengleback.com

studioengleback