



Ashford Local Development Framework Landscape Character Study

for Ashford Borough Council & English Partnerships

ASSESSMENT & DATA SET : Hollingbourne Vale

November 2005

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Ashford Local Development Framework

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

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Contents

| | |
|---|-----------|
| Acknowledgement Study Team | 4 |
| Data Set Preface | 6 |
| Section 1 Introduction | 9 |
| Introduction | 10 |
| Location | 11 |
| Landscape Context | 12 |
| Section 2 Assessment | 15 |
| Assessment Summary | 16 |
| Distinctive Elements | 18 |
| Detractors | 19 |
| Section 3 Field Work & Data Sheets | 21 |
| Field Work & Data Sheets | 22-37 |

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 would 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.

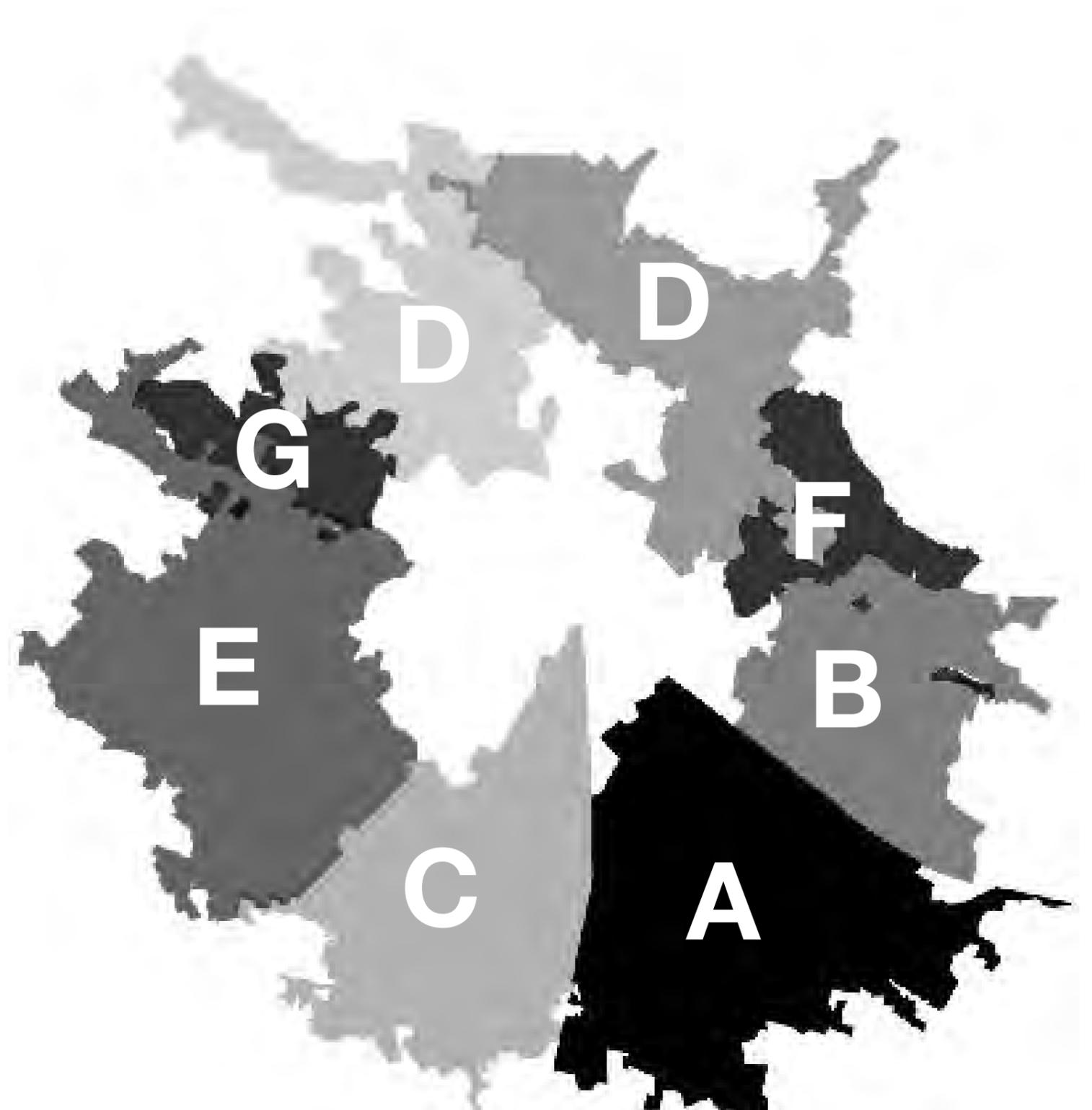
Each LDU is numbered, each filed photograph carries the LDU reference and a photograph location number reference - e.g. D1.3 for LDU D1, third photograph location. The photographs have been saved as jpegs and were generally taken at 1Gb resolution. This data set includes the location maps for the key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

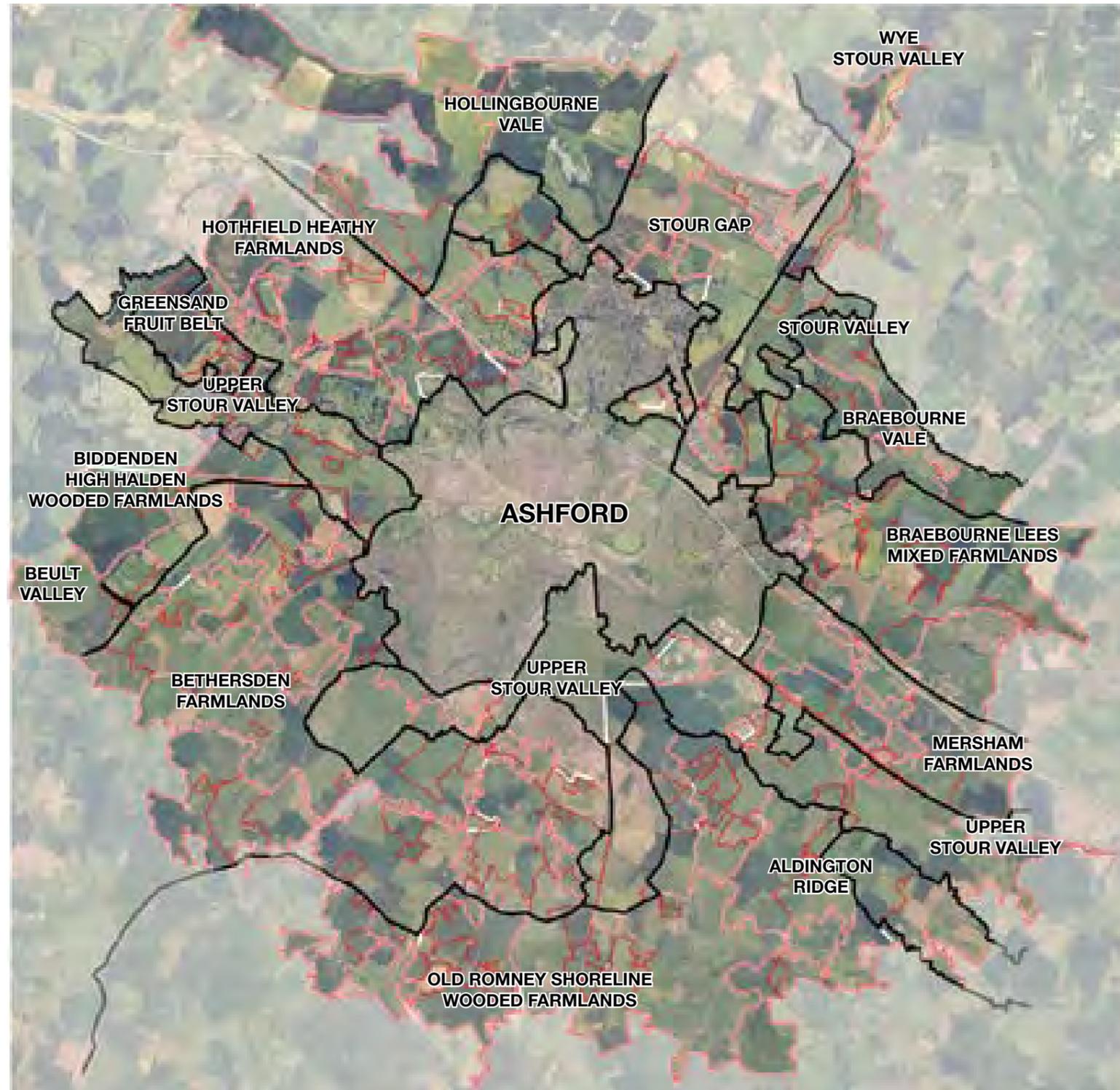
For the assessments the LDUs were grouped by similarity into large blocks we have called District Landscape types (DLT). The 58 DLTs were assessed to fall into one of nine categories used by the County Landscape Character Study. A team of four senior landscape architects and ecologists visited each area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

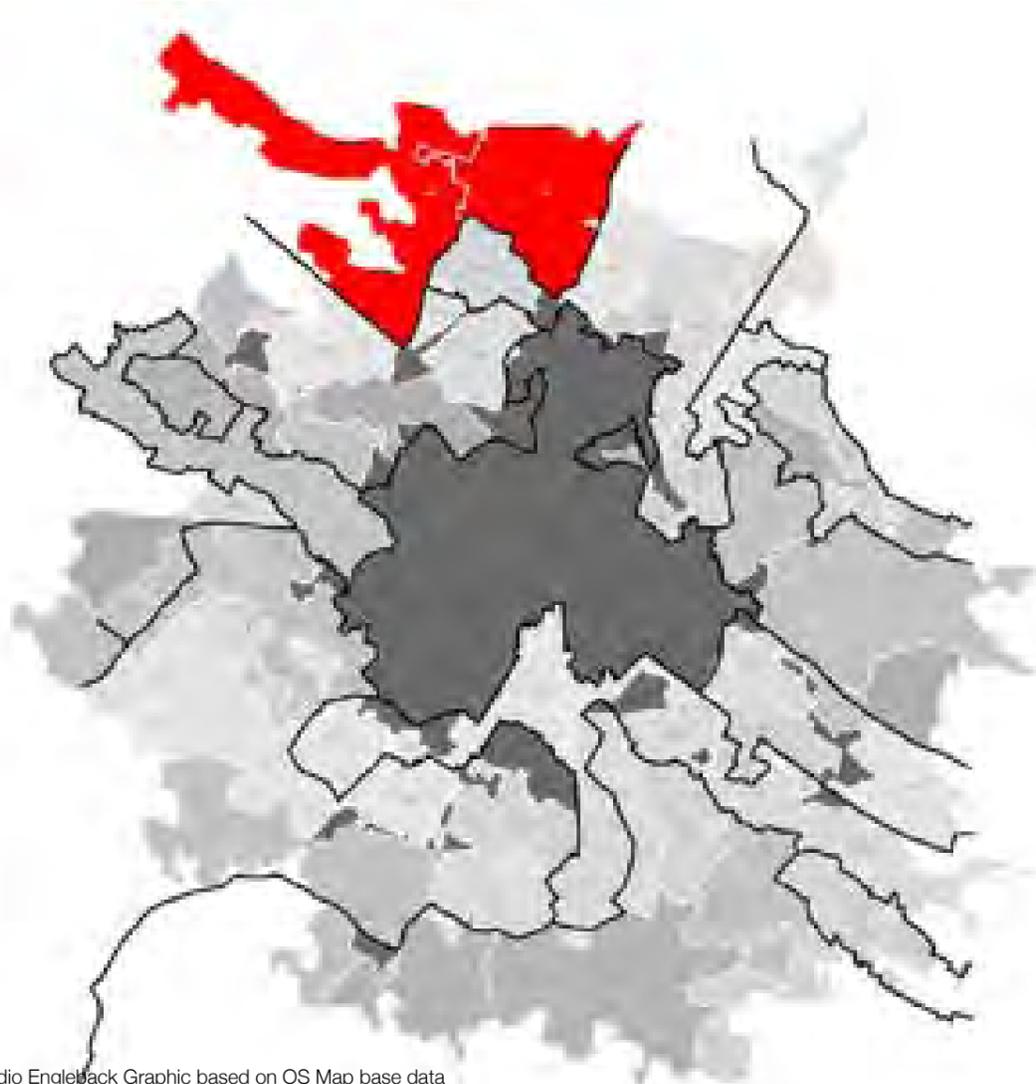
Sensitivity of the landscape refers to its overall character and quality and the extent to which these factors will be tolerant of change in general.

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.

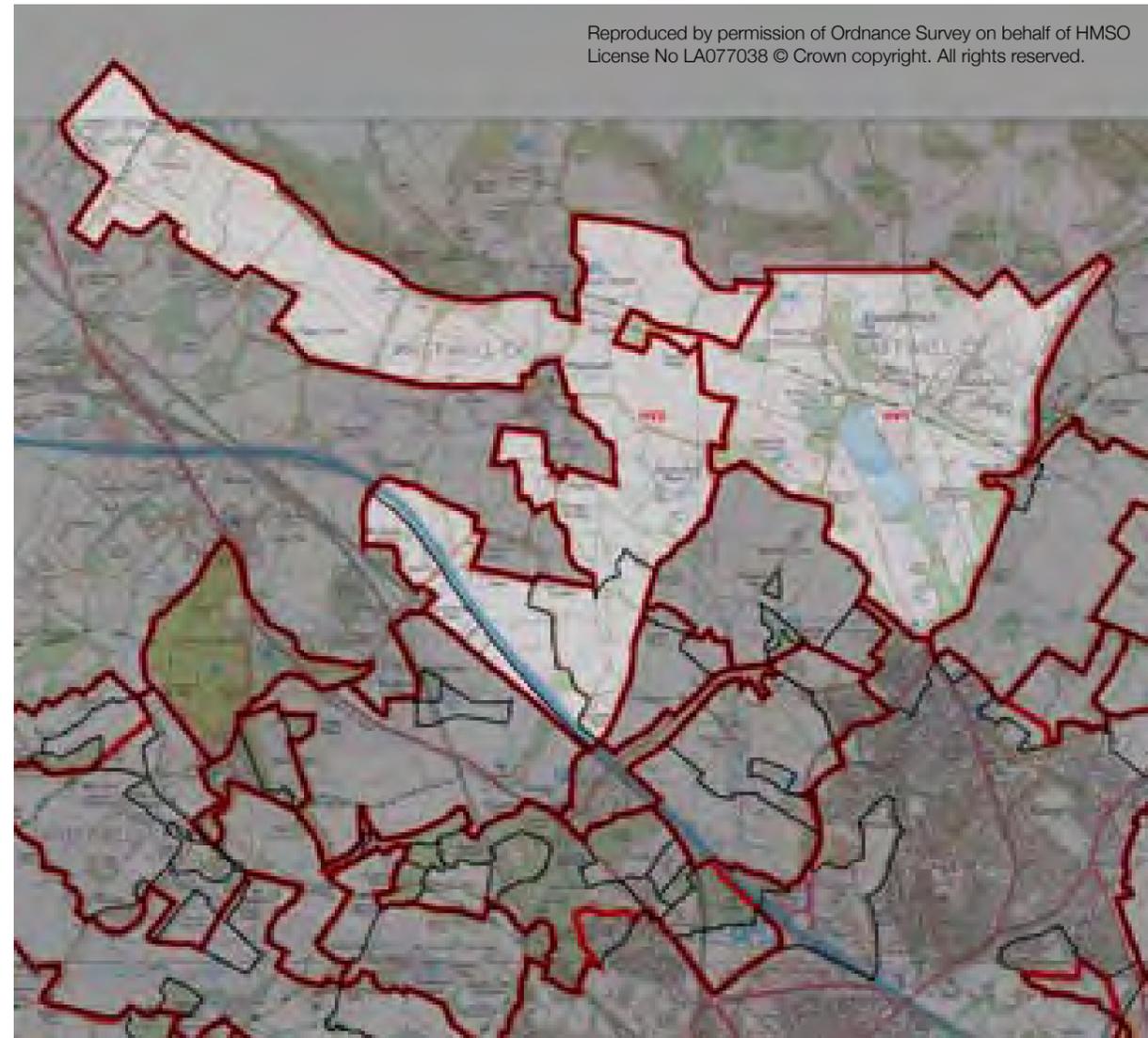
| | | | | |
|-----------|----------|--------------------|----------------------|--------------------|
| condition | good | reinforce | conserve & reinforce | conserve |
| | moderate | create & reinforce | conserve & create | conserve & restore |
| | poor | create | restore & create | restore |
| | | low | moderate | high |
| | | sensitivity | | |

Location



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Location of Hollingbourne Vale Landscape Character Area within study area



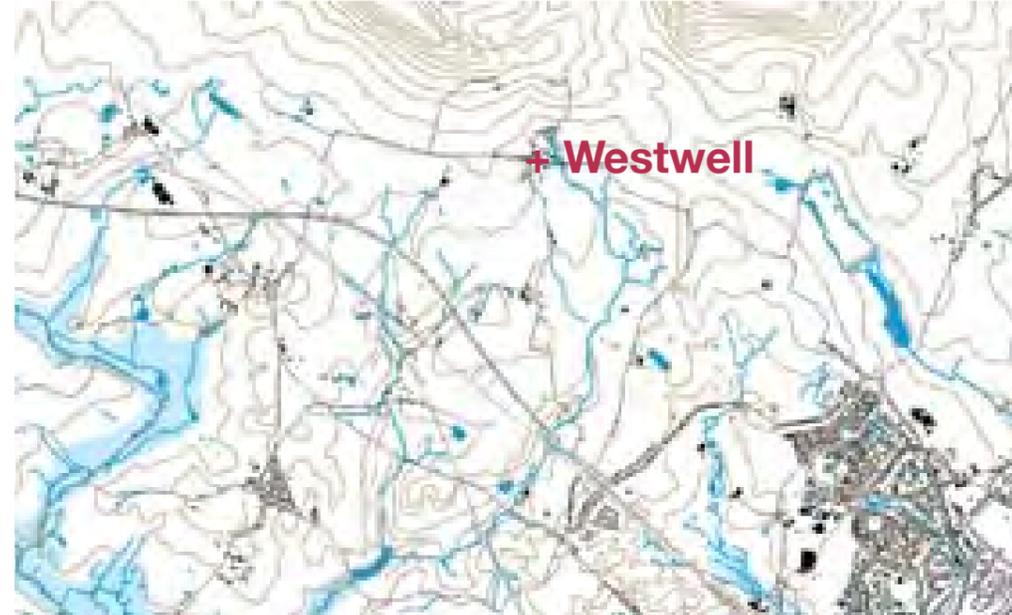
Location of Hollingbourne Vale District Areas

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 extensive views south over the lower Greensand ridge towards the Old Saxon Coastline Wodlands, the Aldington Ridge, and beyond.



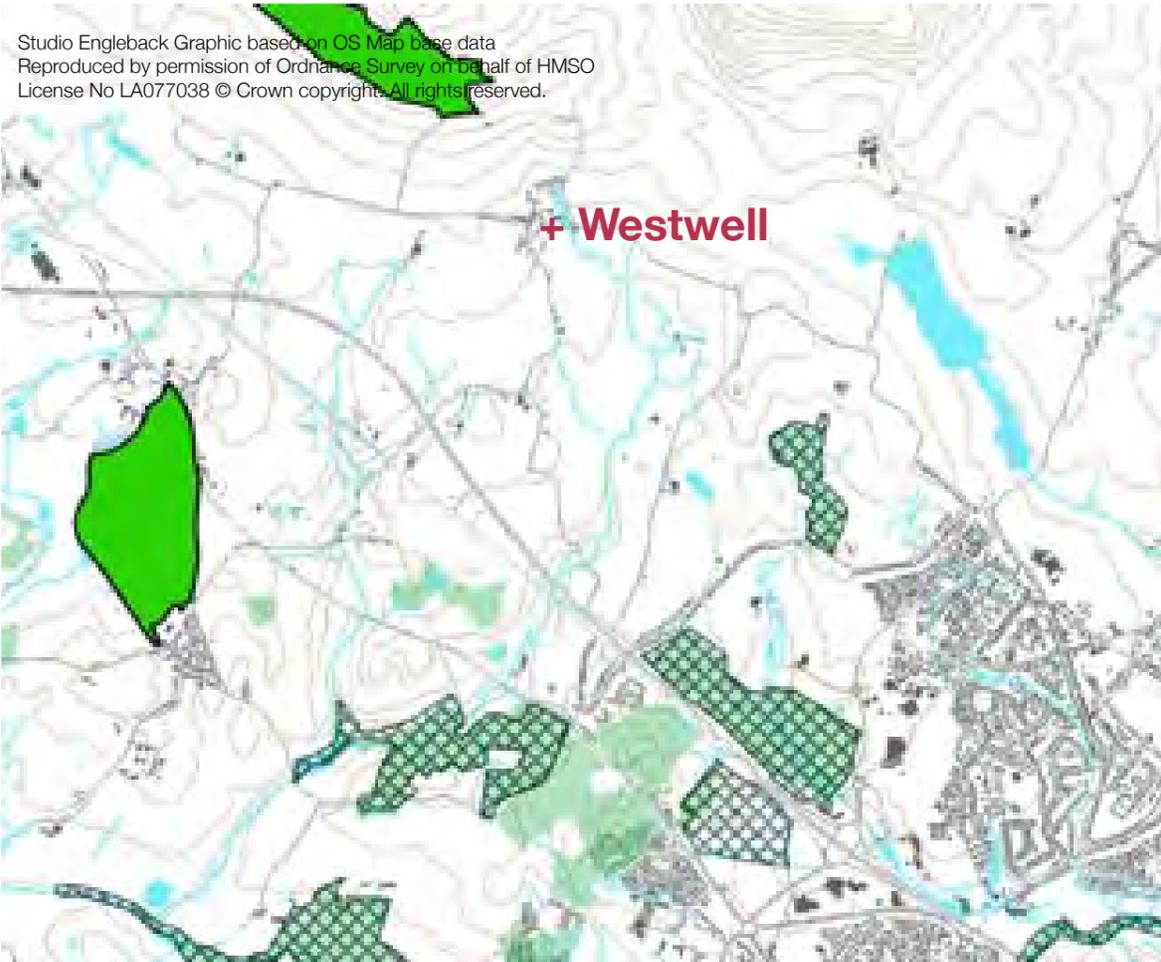
Heritage

Ecology

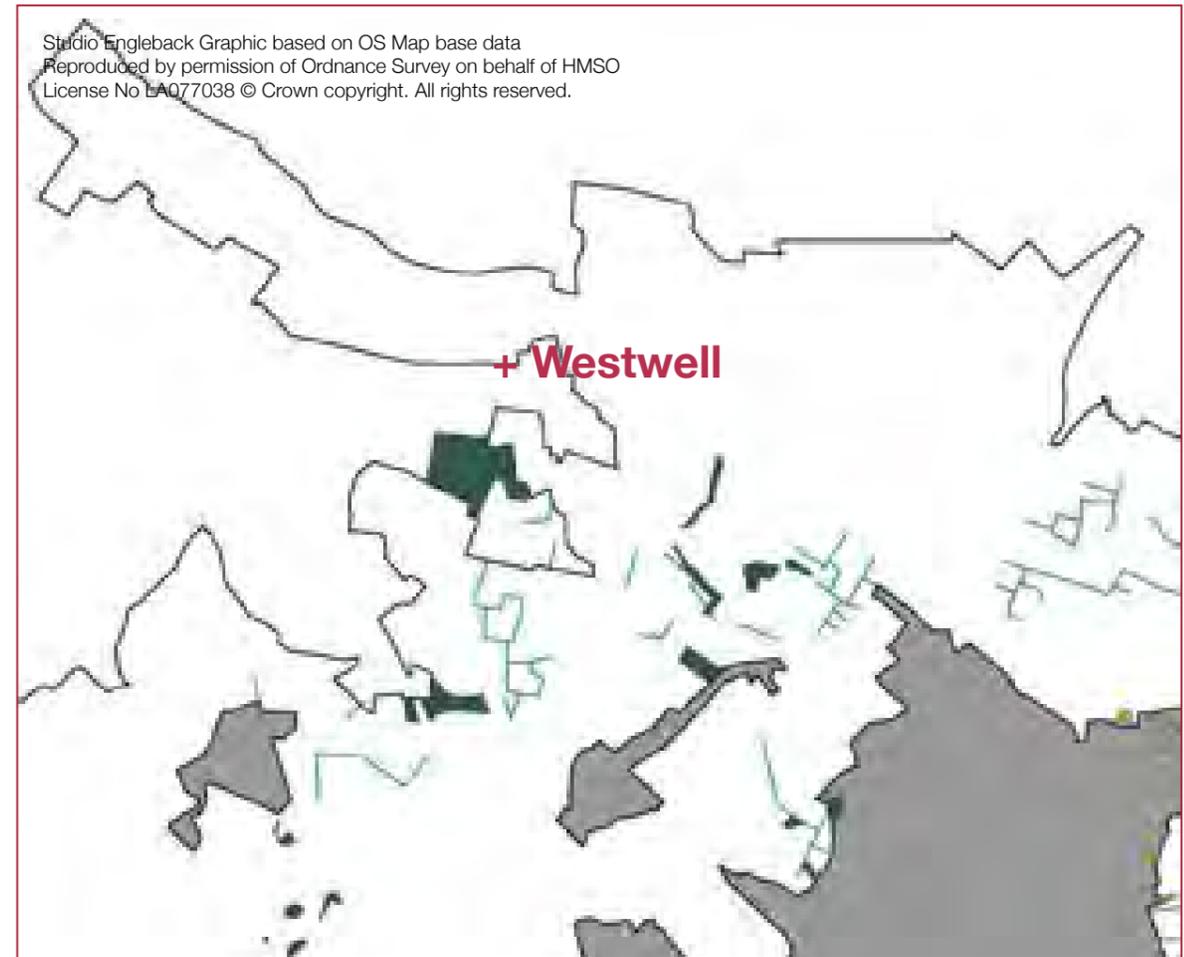
There are no designated sites within this part of the county landsccape area.

Features lost since the 1870s

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



Ecology



Features lost since 1870's



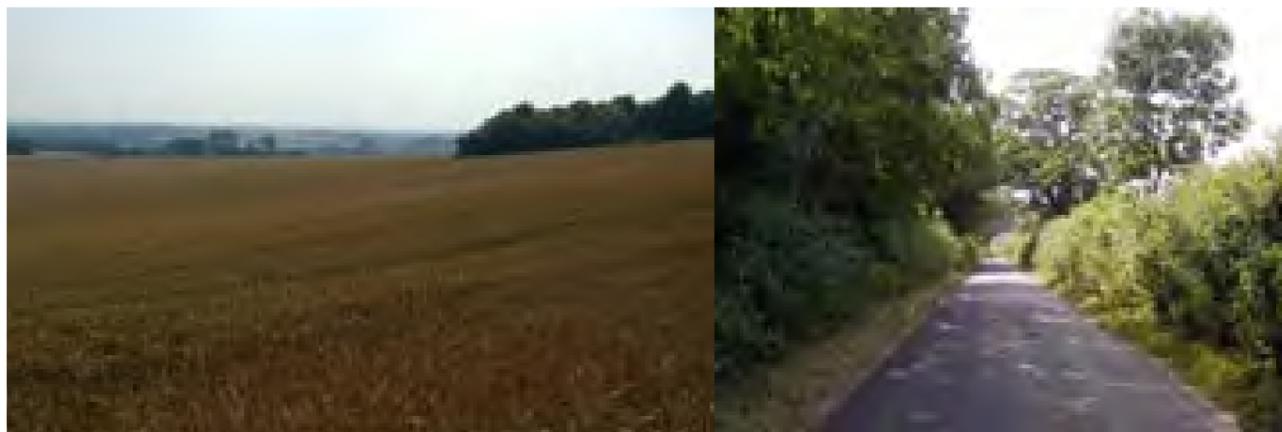
Section 2 Assessment



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



Key

| | |
|--|---|
|  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 |  M20 |
|  Railway Line |  Detractor |
|  A2070(T) | |



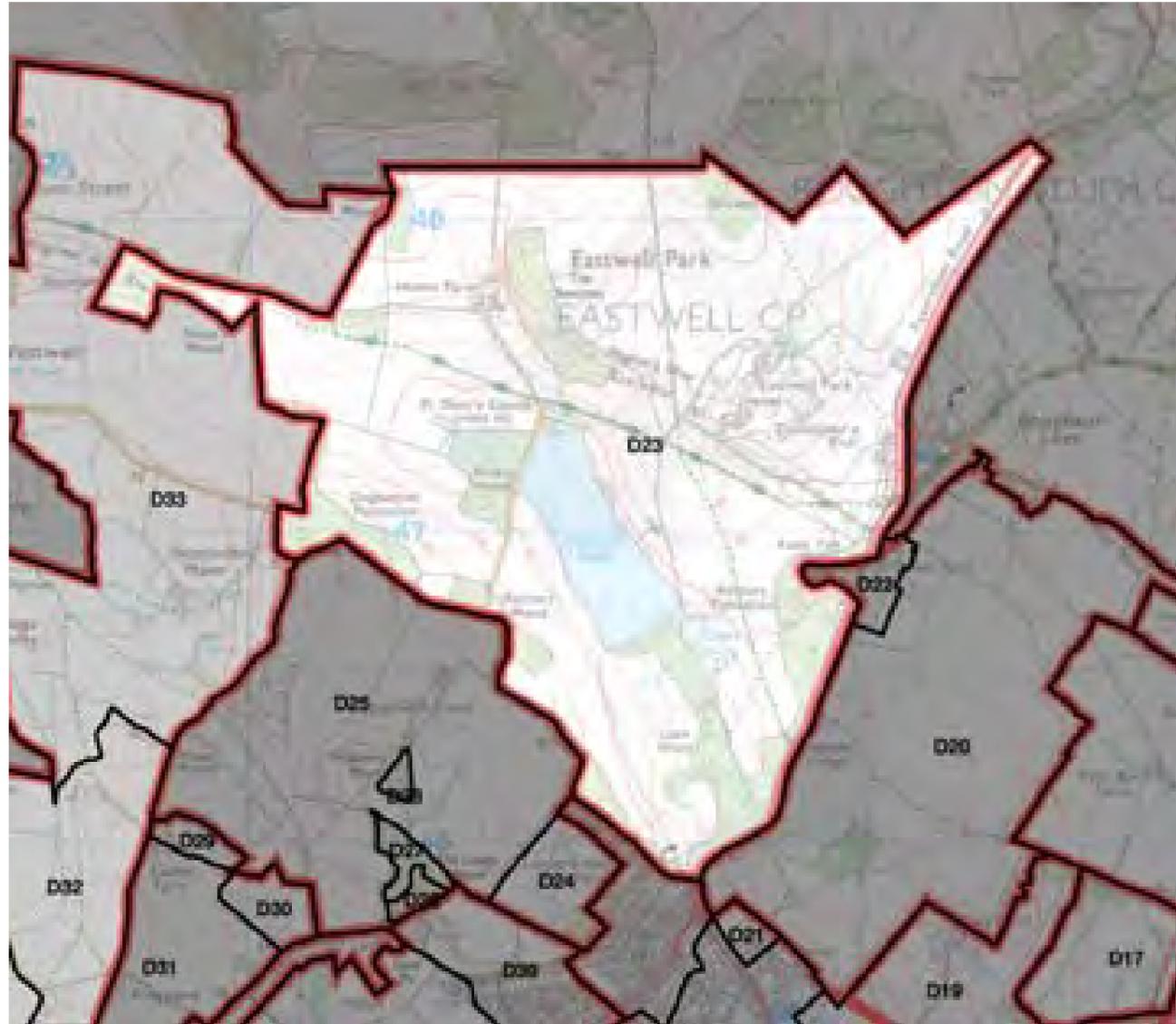
M20 (B11)

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 |

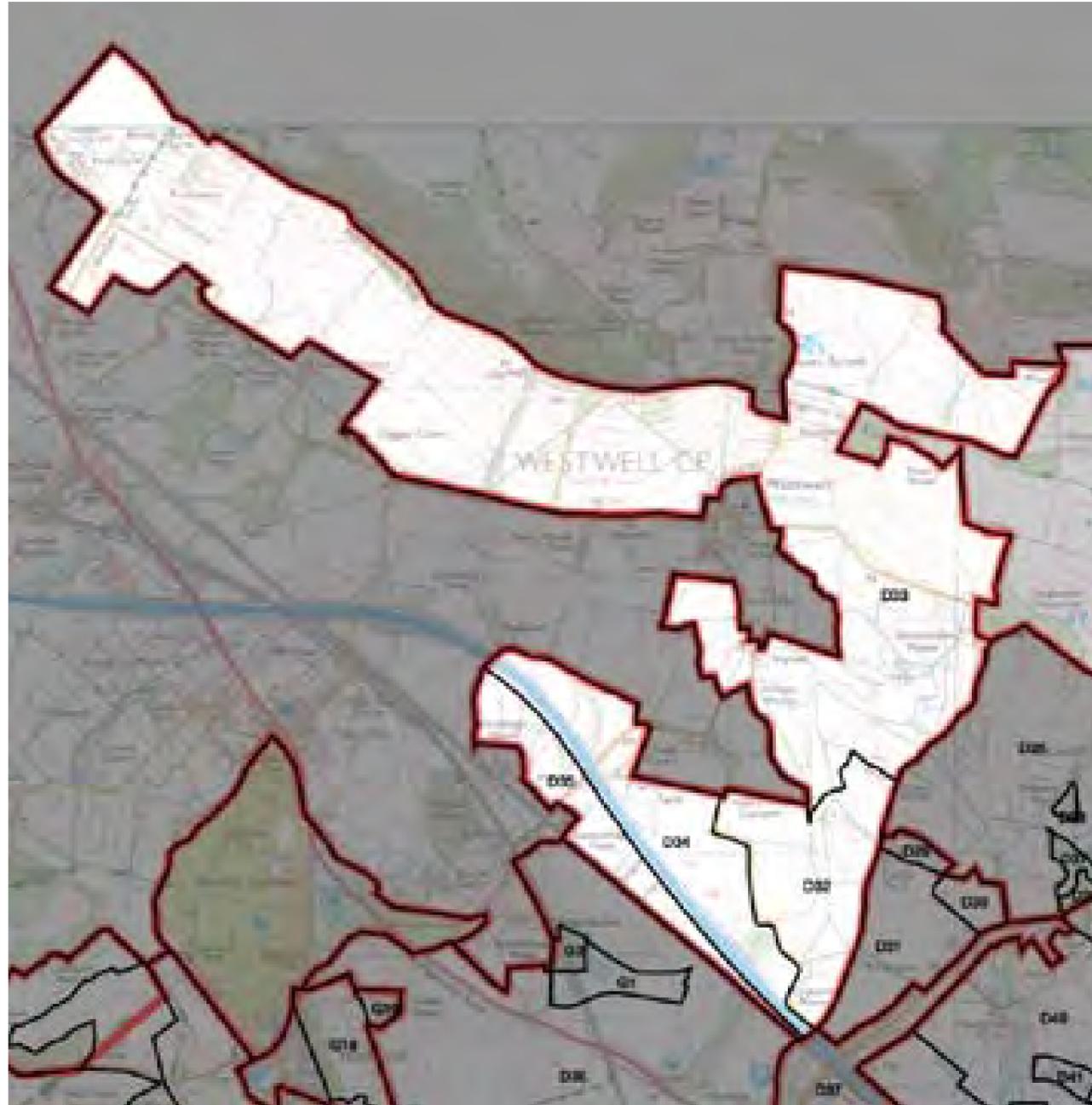
The parkland character has been eroded by the new hotel and conversion of pasture to large arable fields, however some historic remnants remain and it retains its parkland feel on the whole. Views within the valley are intermittent but there are long range views from the north towards the North Downs.

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

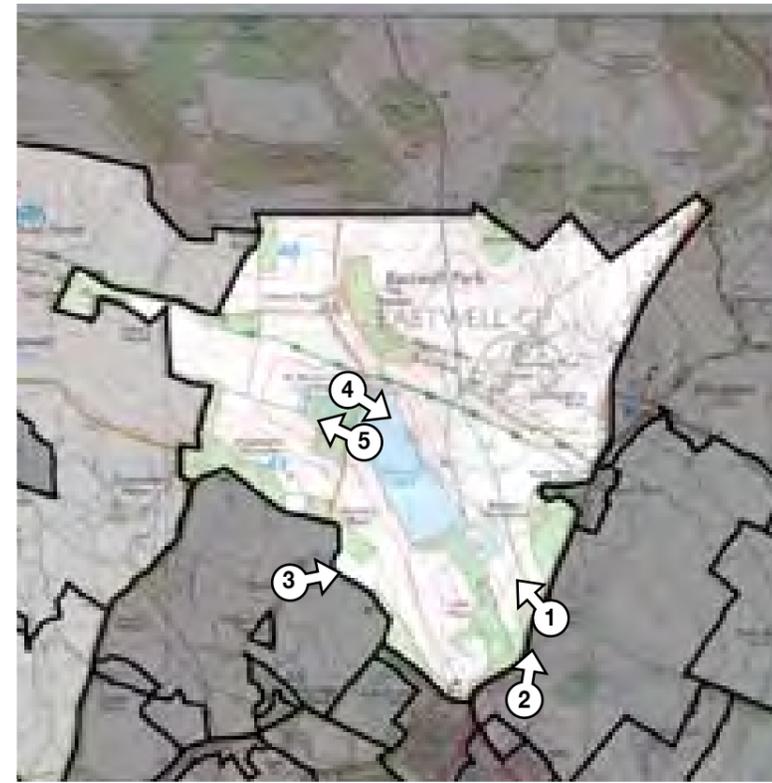
HV1: Eastwell Park

| | | | |
|--|--|---|--|
| 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, spruce, 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 | |
| Hotel | On hilltop | Prominent in winter, screened in summer | | Low |
| Scattered houses | | Vernacular | | |



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Photograph locations/ direction



D23.1



D23.2



D23.3



D23.4



D23.5

Hollingbourne Vale

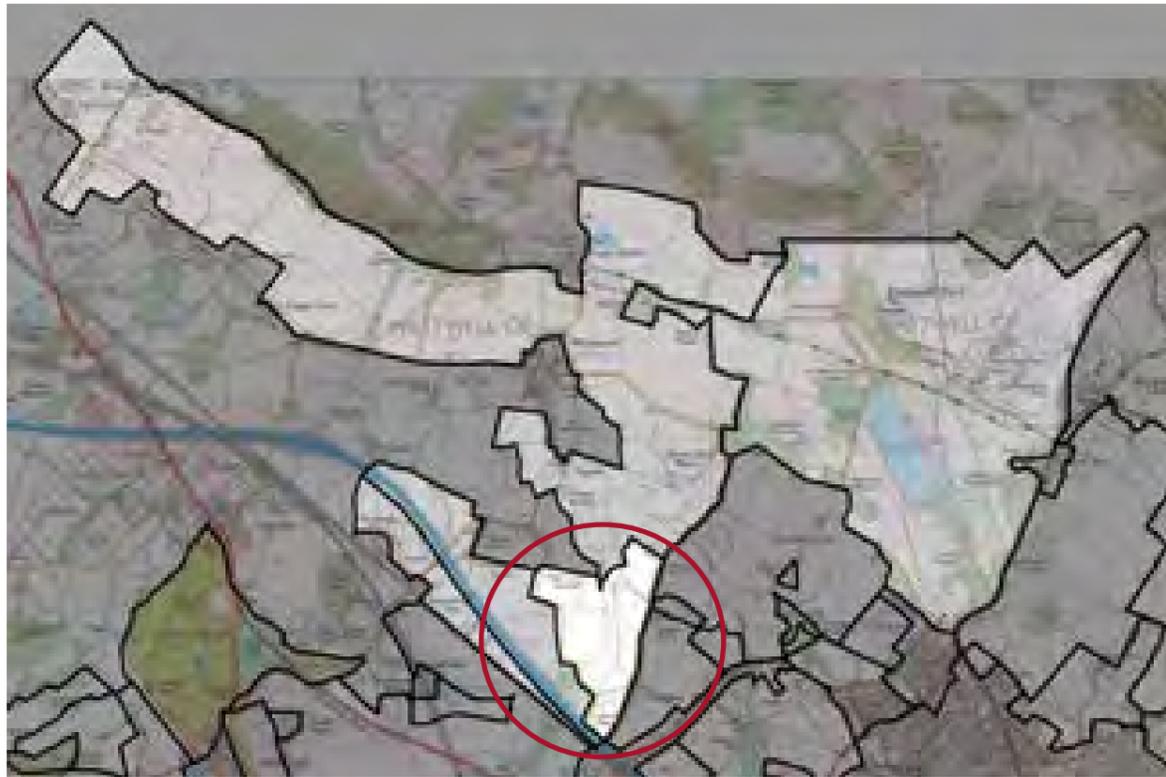
HV2: Westwell

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

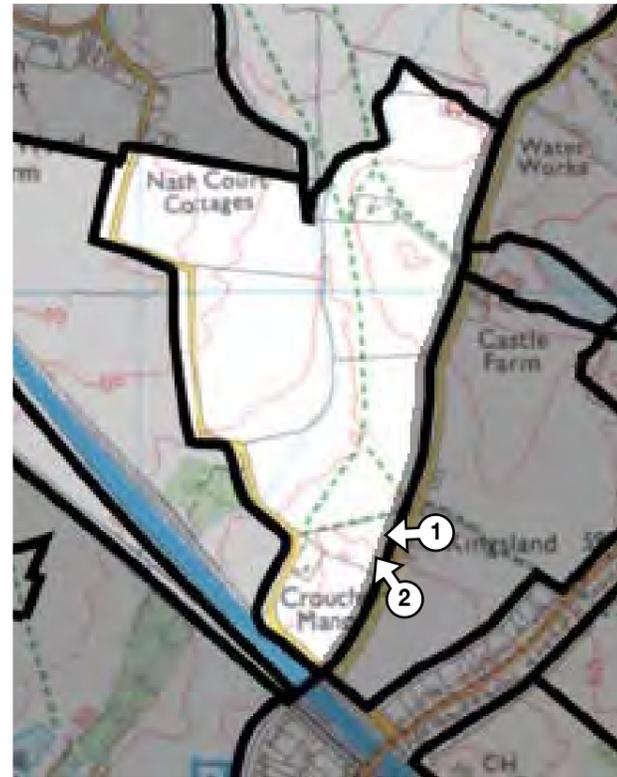
| | | | |
|--|---|--|---|
| Study Sector: | | Kennington (Map ref: TQ994458) | |
| County Landscape Character Area: | | Hollingbourne Vale | |
| Historic Landscape Type: | | 1.10 Medium regular with straight boundaries | |
| Boundaries: | | Study boundary to north; D34 arable and M20 to south west; arable 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 | | | | <i>Intact</i> Interrupted <i>Fragmented</i> |
| 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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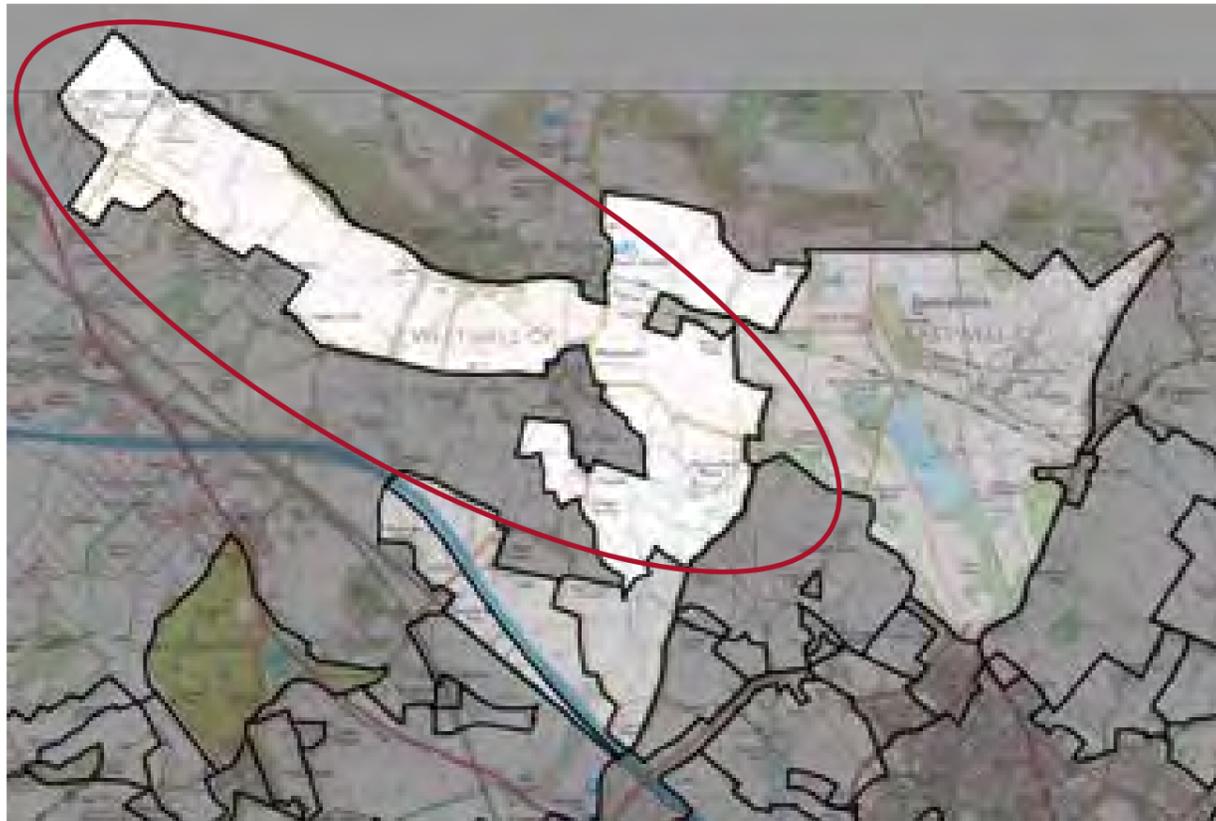


Photograph locations/ direction

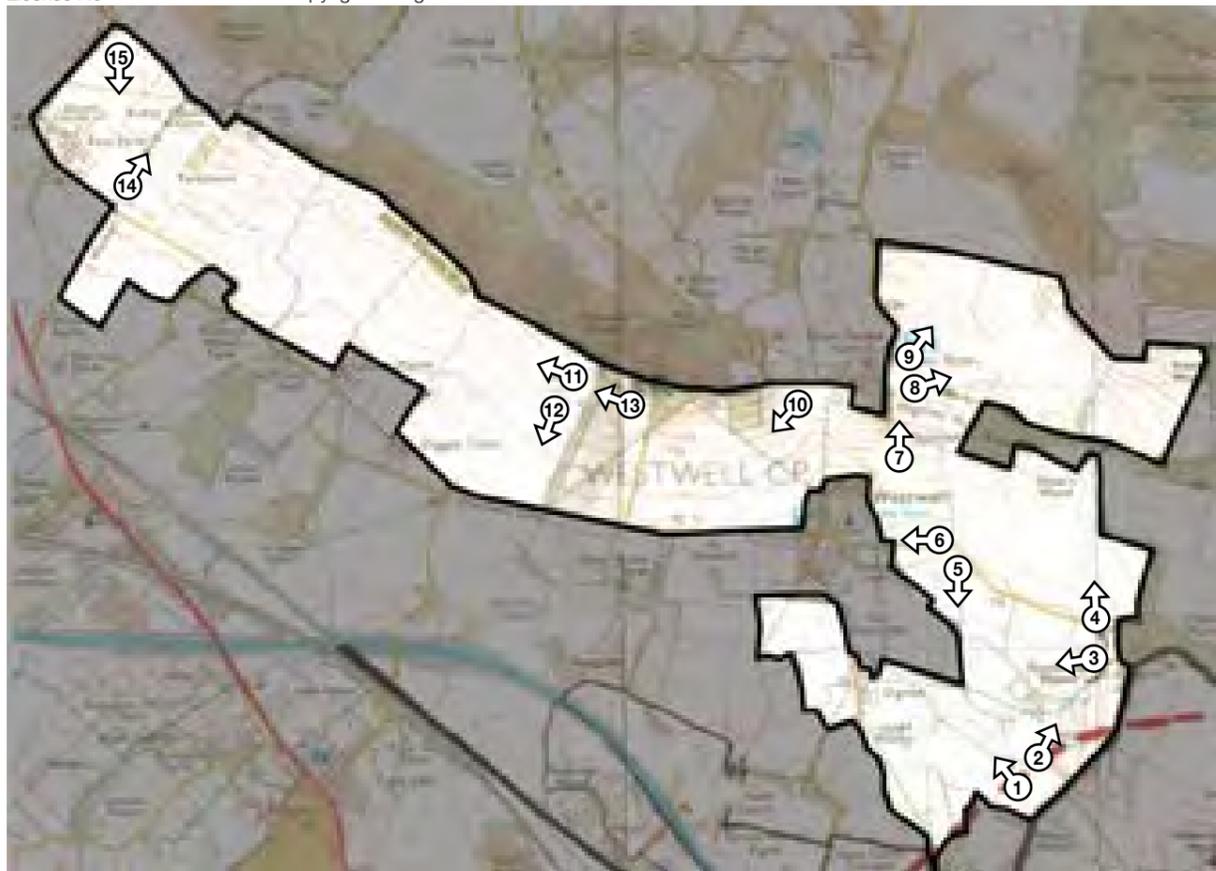


| | | | |
|--|---|---|---|
| Study Sector: | | Sandyhurst (Map ref: TQ985477) | |
| County Landscape Character Area: | | Hollingbourne Vale | |
| Historic Landscape Type: | | 1.15 Small rectilinear with wavy boundaries | |
| Boundaries: | | N. Downs to north, study boundary to SW, D32 & D25 to S, D23 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. | | |

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| 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. | | | | <i>Intact</i> |
| 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 | | | <i>Good</i> |
| Field Boundaries | Survival of historic field pattern and condition More like prairie field landscape in places | | | <i>Poor</i> |
| Other features | By-ways and long distance footpath | | | <i>Good</i> |
| Impact of built development – how well does modern development respect local vernacular, character and sense of place | | | | |
| Type none | Siting | Design | Extent | <i>High</i> <i>Moderate</i> <i>Low</i> |



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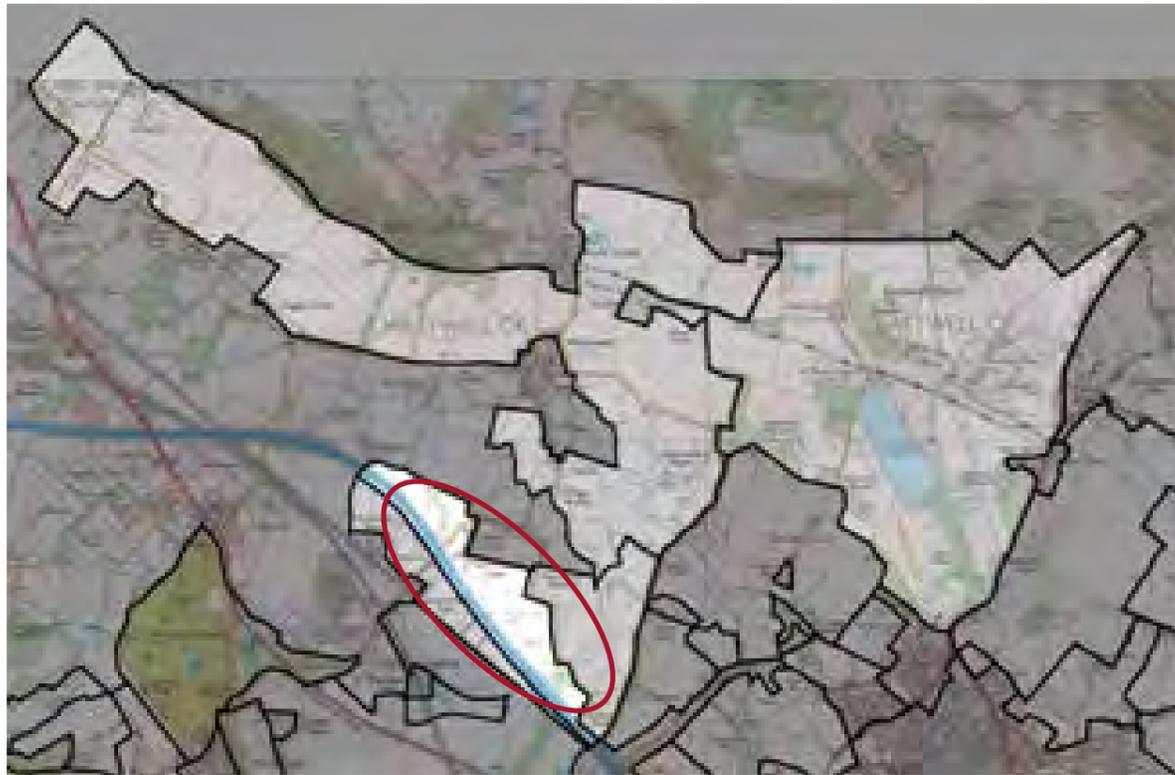


Photograph locations/ direction

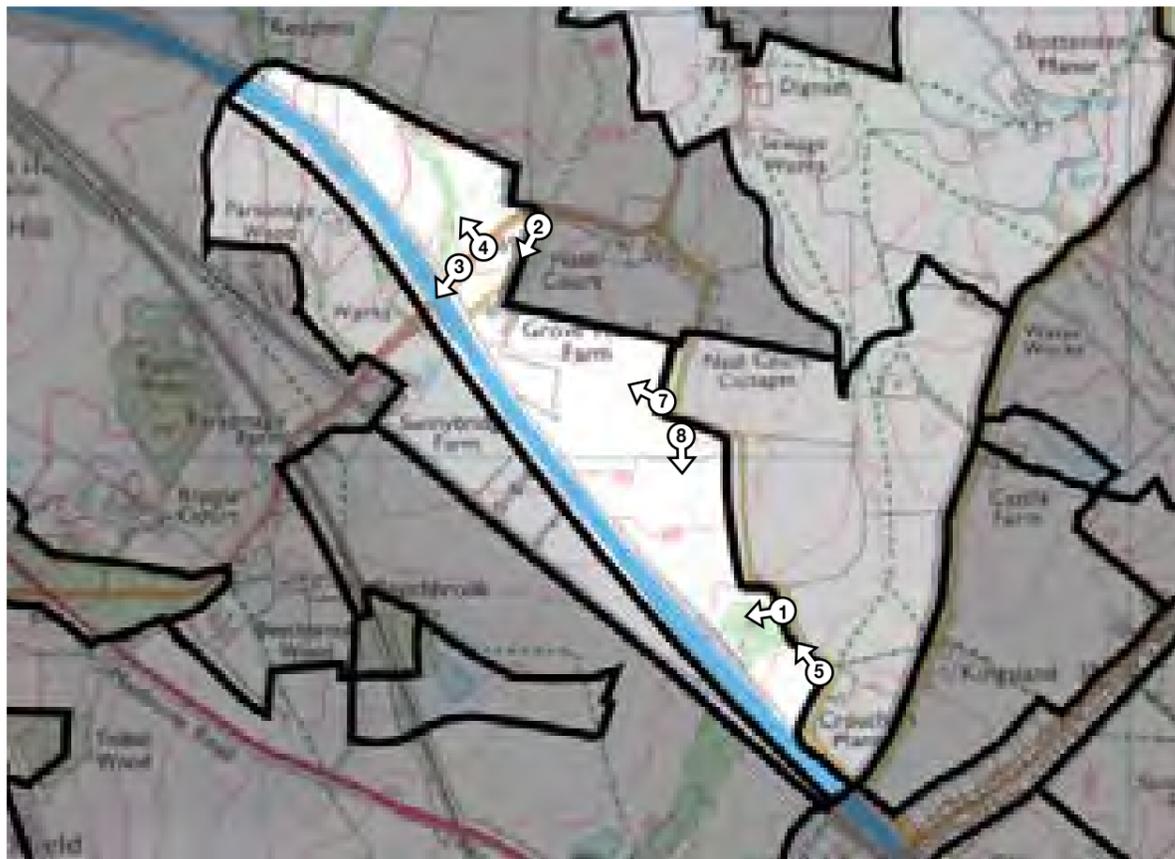


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|--|---|---|--|
| Study Sector: | | Sandyhurst (Map ref: TQ985463) | |
| County Landscape Character Area: | | Hollingburne Vale | |
| Historic Landscape Type: | | 1.6 rectilinear with wavy boundaries. | |
| Boundaries: | | M20 to SW; Study boundary 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) | | | |

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| 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 – assess the views, outlook, adjacent landuses and overall unity of the landscape and note any detracting features and their significance | | | | |
| M20 major interruption to W boundary – especially evident next to arable. | | | | Interrupted |
| Ecological integrity – how well does this area of countryside function as a habitat for wildlife? | | | | |
| 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 – assess current condition and make note of vulnerability to change | | | | |
| 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 – how well does modern development respect local vernacular, character and sense of place | | | | |
| Type M20 | Siting On embankment to w boundary | Design | Extent | High |



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Photograph locations/ direction



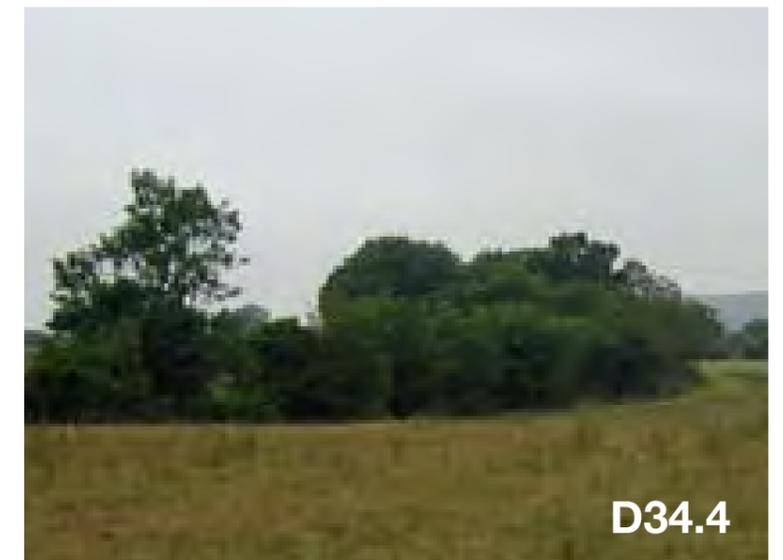
D34.1



D34.5



D34.3



D34.4



D34.7



D34.8

Survey Date: 5.11.04

Reference: D35

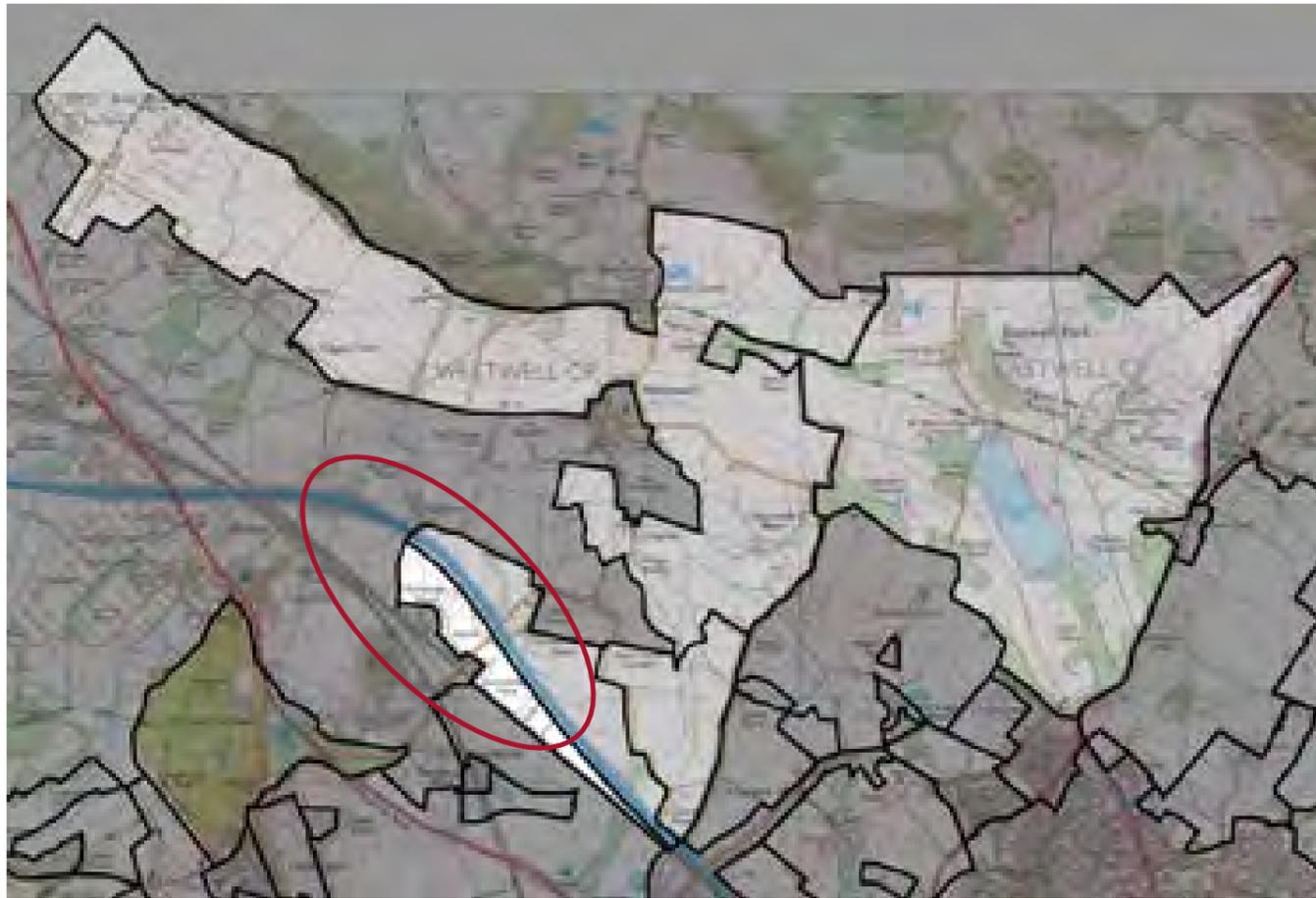
Location: SW of M20

Surveyors: LH/MG/HA

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|--|---|---|---|
| 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.

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| 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 | | | | <i>Intact</i> <i>Interrupted</i> 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 | <i>High</i> | | |
| Linear patches – will improve as new planting matures | Thick scrub and verges along roads and rails | Moderate - high | | |
| | | <i>Low</i> | | |
| 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 | | | | <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 | High |
| M20 and adjacent buildings | On embankment | Planting will mature and screen | | <i>Moderate</i> <i>Low</i> |



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Photograph locations/ direction



D35.1



D35.2



D35.3



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