

Views Evidence Report

for Fawkham Neighbourhood Plan



Views Evidence Report for Fawkham Neighbourhood Plan

Introduction

Fawkham is located on the northern edge of the Kent Downs, just outside the Kent Downs Area of Outstanding Natural Beauty. The steep dry Fawkham Valley runs north-south for approximately 3 miles. At the southern end are twin valley heads, and a further dry valley (the Pennis Valley) feeds in on the eastern side. To the west of the Fawkham Valley is a ridge of high land which separates the Fawkham Valley from the Darent Valley. To the east is a wider plateau on which the settlements of Hartley and New Ash Green are situated.

As the Fawkham Parish Landscape Character Assessment states, *“The combination of landform, vegetation and historic buildings means that Fawkham parish contains some outstanding views”*¹.

These views can be both far-reaching and panoramic, looking out across the North Downs and beyond to Central London and Essex, or of more intimate character, connecting viewers to the individual features of the landscape and the activities that take place within it. Many of the notable views originate from the ridges of the valley sides.

The Fawkham Parish Countryside Survey, 2021 identified a number of views which were considered important to Parishioners. These views are shown on the map at Appendix 1.

Neighbourhood Plan volunteers reviewed those views and identified other key views that are important to, and are strongly representative of, the parish landscape.

Methodology

A number of criteria were used to ensure a consistent selection process for identification in the Neighbourhood Plan. Views had to meet the majority of the following criteria:

- The view must be public rather than private views and visible either from the public highway, public footpaths, bridleways, public open spaces or space to which the public has unfettered access
- The view is long range, rather than short local vistas of a building
- The view is of a landmark feature such as a listed building (eg the church), woodland or the Kent Downs
- The view is important to the character and/or setting of Baldwin’s Green Conservation Area²
- The view is important to the setting of a listed building(s)³
- The view is representative of the character of the countryside, as described for each Local Landscape Character Area within the Landscape Character Assessment
- The view is valued by local residents. Currently this is based on whether the view was nominated as a popular view in the Fawkham Parish Countryside Survey, 2021. The value placed on each view by local residents will be further tested as part of the Regulation 14 Neighbourhood Plan consultation.

Those views which met the majority of these criteria have been identified as Important Public Views, and worthy of appropriate policy protection in the Neighbourhood Plan.

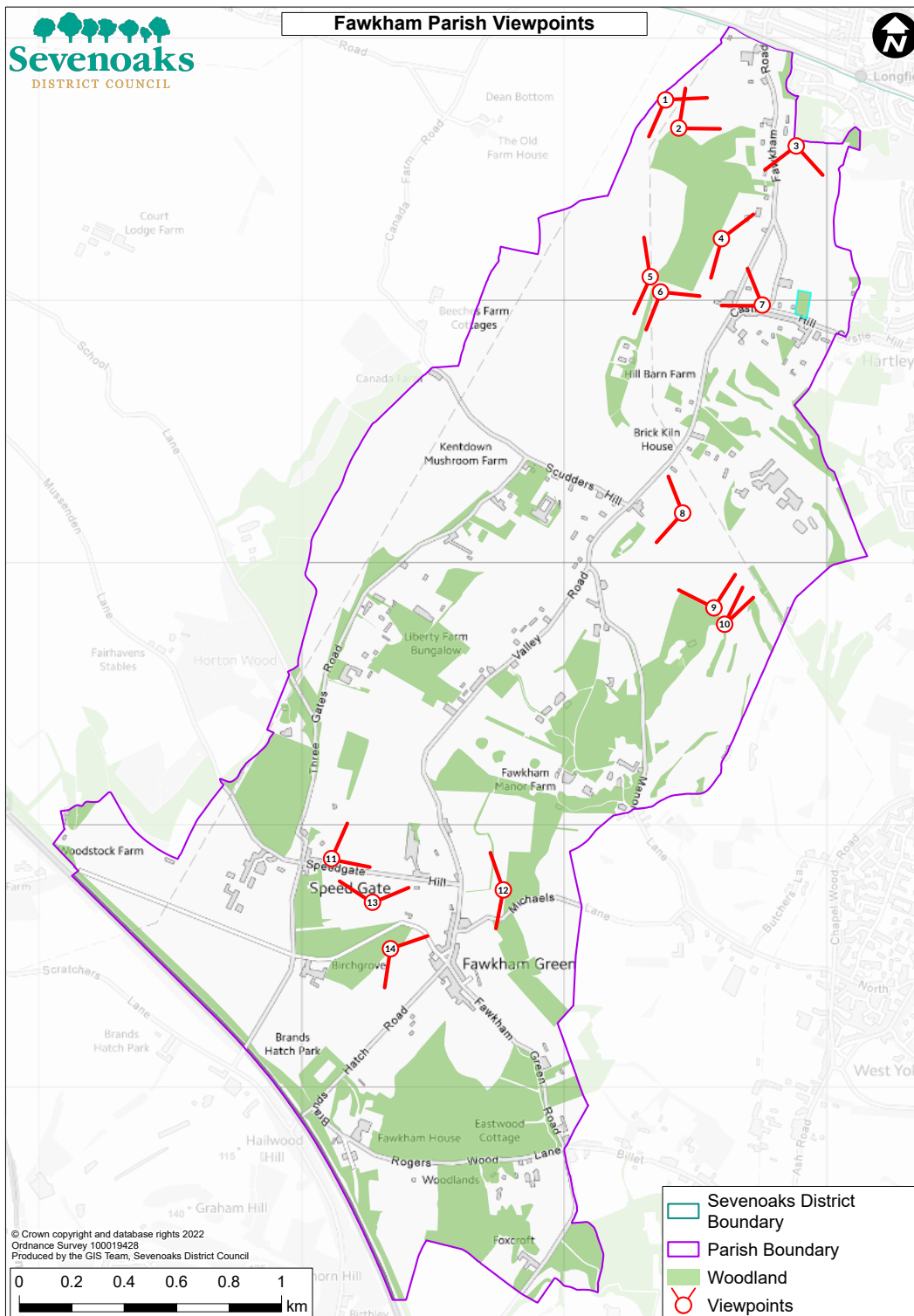
¹ Fawkham Parish Landscape Character Assessment, para 7.3

² Reference was made to Historic England’s The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (second edition)

³ Ibid

This Evidence Report identifies 14 Important Public Views, as shown in Map 1 below. A detailed assessment of each view follows.

Map 1: Fawkham Parish Important Public Views



Appendix 1 shows favourite views of residents and others in the local community as identified in the Countryside Survey 2021.

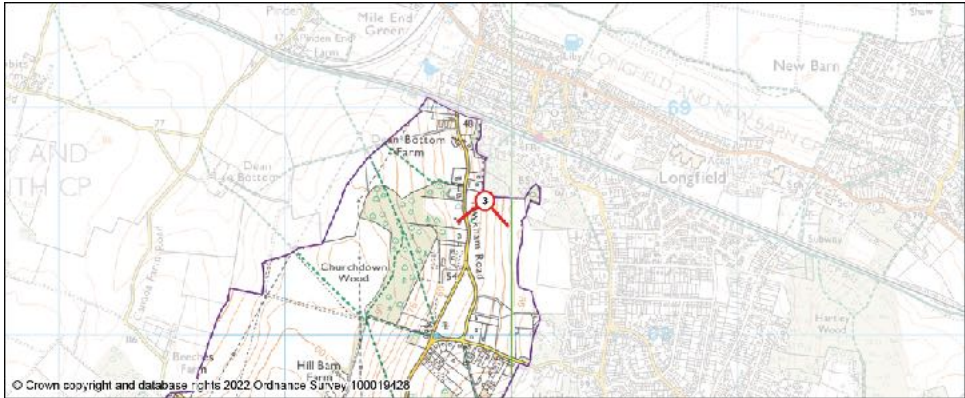

Fawkham Neighbourhood Plan Steering Group

November 2022

Fawkham Neighbourhood Plan Views Assessment	
FV number:	1
Summary:	Looking east south east from PROW SD160 close to the Parish boundary, north of Churchdown Wood
Viewpoint location:	TQ593687
Reviewer:	David Mansfield and Laura Evans
Map:	
<p>© Crown copyright and database rights 2022 Ordnance Survey 100019428</p>	

Photographs:	
Description:	Looking towards Churchdown Woods (a Local Wildlife Site and Ancient Woodland) across a typical North Downs landscape of fields and blocks of woodland, with further Ancient Woodland on the left. Representative of the “Prominent non-developed slopes”, “open/treed horizons” and “strongly rural character” valued qualities described in the Landscape Character Assessment for the Lower Fawkham Valley Local Landscape Character Area.
View is:	
Visible from public highway, incl. public rights of way or public/accessible open space: SD160	Yes/No Yes
Long range rather than short vista	Yes
Of a landmark feature such as a Listed building, woodland, downland	Yes
Important to the character and/or setting of the Conservation Area	No
Important to the setting of a Listed building(s)	No
Valued by local residents as found in the Countryside Survey 2021	No
Representative of the valued character of the countryside described in the Parish Landscape Character Assessment	Yes

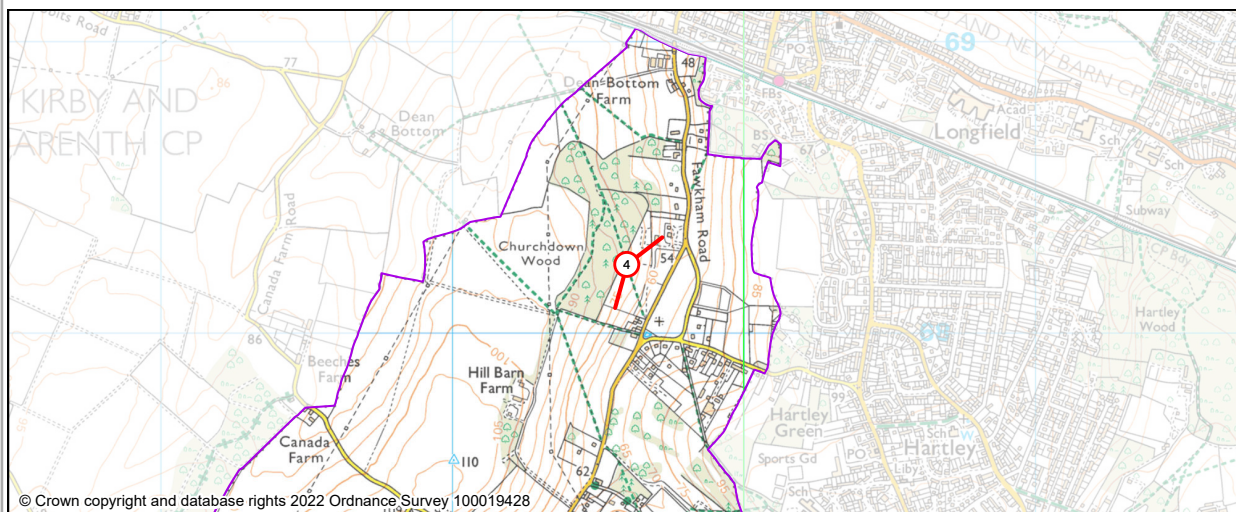
Fawkham Neighbourhood Plan Views Assessment		
FV number:	2	
Summary:	Looking north east from the edge of Churchdown Wood from PROW SD160	
Viewpoint location:	TQ594686	
Reviewer:	David Mansfield and Laura Evans	
Map:		
Photograph:		
Description:	<p>Long range view from the western valley side in the Lower Fawkham Valley across to the eastern side and beyond to the down above Longfield, including Ancient Woodland east of Salts Farm. Representative of the "Prominent non-developed slopes", "open/treed horizons" and "strongly rural character" valued qualities described in the Landscape Character Assessment for the Lower Fawkham Valley Local Landscape Character Area. One of the "particularly striking views" mentioned in the Landscape Character Assessment.</p>	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		No
Important to the setting of a Listed building(s)		No
Valued by local residents as found by the Countryside Survey 2021		Yes
Representative of the valued character of the countryside in the Parish Landscape Character Assessment		Yes

Fawkham Neighbourhood Plan Views Assessment		
FV number:	3	
Summary:	Looking south from woodland edge on PROW SD212	
Viewpoint location:	TQ598686	
Reviewer:	David Mansfield and Laura Evans	
Map:		
Photographs:		
Description:	<p>Eastern side of the Lower Fawkham Valley with view of church meadow, Churchdown Wood (Local Wildlife Site, Ancient Woodland) and further woodland. Representative of the “Prominent non-developed slopes”, “open/ treed horizons” and “strongly rural character” valued qualities described in the Landscape Character Assessment for the Lower Fawkham Valley Local Landscape Character Area. Important to the character and setting of Baldwins Green Conservation Area, including St Mary’s Church (Grade I listed), forming part of “the treescaped setting of the church” and demonstrating the “rural qualities of the area” noted in the Conservation Area Appraisal, with the open character and tranquility contributing to the significance of the Baldwins Green Conservation Area.</p>	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		Yes
Important to the setting of a Listed building(s)		Yes
Valued by local residents as found by the Countryside Survey 2021		Yes
Representative of the valued character of the countryside in the Parish Landscape Character Assessment		Yes

Fawkham Neighbourhood Plan Views Assessment

FV number:	4
Summary:	Looking east/south east across the valley from the edge of Churchdown Woods on PROW SD160
Viewpoint location:	TQ596682
Reviewer:	David Mansfield and Laura Evans

Map:



Photographs:

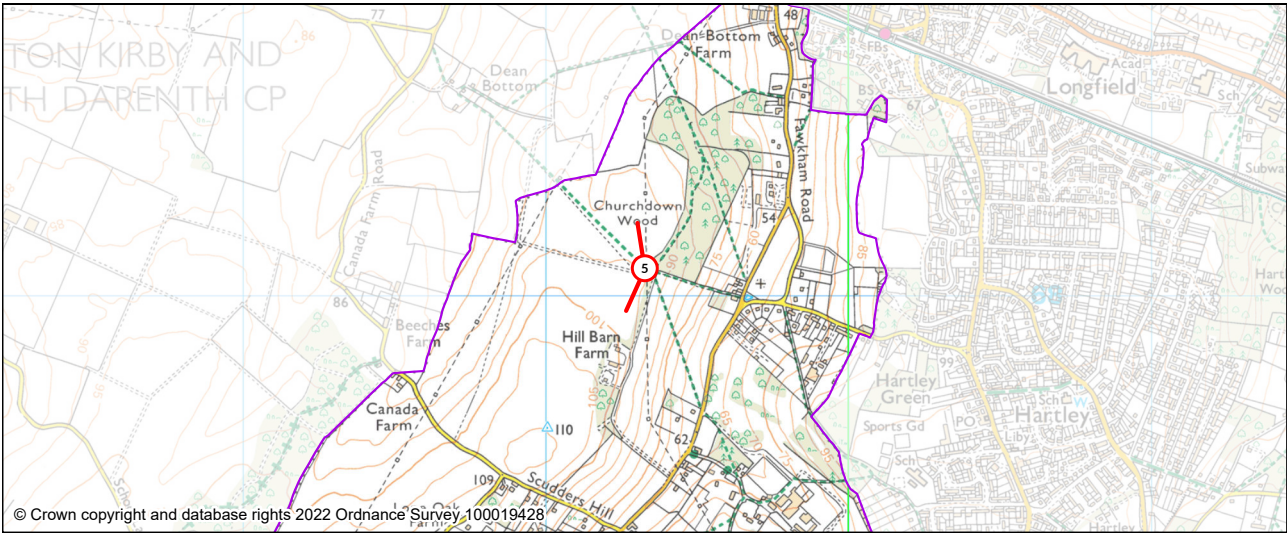


Description:	Views across from the western valley side to the eastern valley side of the Lower Fawkham Valley and into the Central Fawkham Valley showing fields, the church meadow and hedgerow (church obscured by trees in summer), and woodland (some ancient woodland). Typical chalk downland view. Representative of the “Prominent non-developed slopes”, “open/treed horizons” and “strongly rural character”, and of the “dominance of landform and vegetation, rather than buildings”, “views across the valley from viewpoints on valley-side footpaths” and “strongly-rural...with little settlement” valued qualities described in the Landscape Character Assessment for the Lower Fawkham Valley and Central Fawkham Valley Local Landscape Character Areas, respectively. One of the “particularly striking views” mentioned in the Landscape Character Assessment. Important to the character and setting of Baldwins Green Conservation Area, including St Mary’s Church (Grade I listed) forming part of “the treescaped setting of the church” and demonstrating the “rural qualities of the area” noted in the Conservation Area Appraisal, with the historic field pattern, important hedgerows and ancient woodland contributing to the significance of the Conservation Area. St. Mary’s church spire can be seen within the view during winter months.	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		Yes
Important to the setting of a Listed building(s)		Yes
Valued by local residents as found in the Countryside Survey 2021		Yes
Representative of the valued character of the countryside described in the Parish Landscape Character Assessment		Yes

Appendix 1: Fawkham Parish Countryside Survey - Favourite Views

Fawkham Neighbourhood Plan Views Assessment

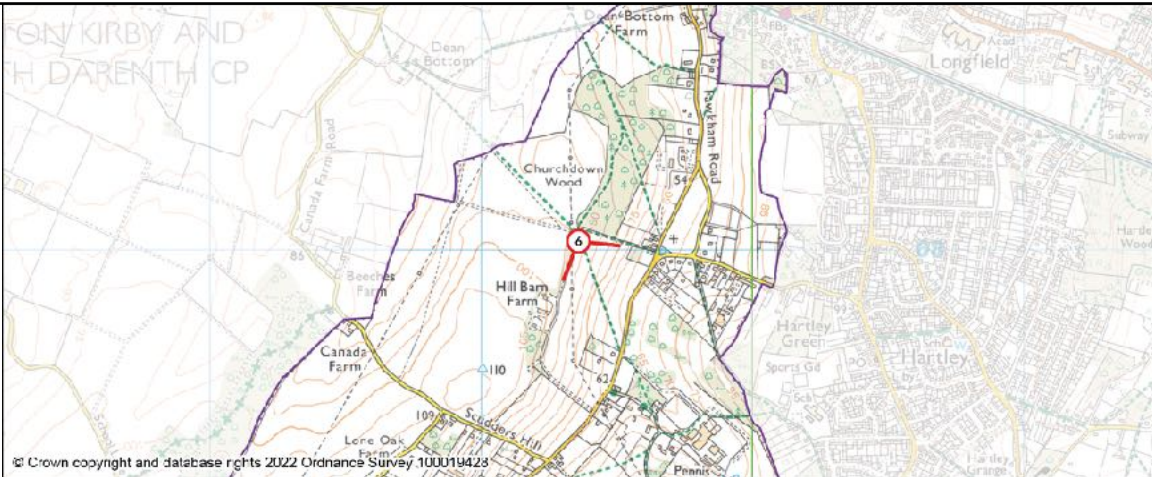

FV number:	5
Summary:	Looking south west, west and north west from edge of Churchdown Wood on PROW SD163
Viewpoint location:	TQ593681
Reviewer:	David Mansfield and Laura Evans

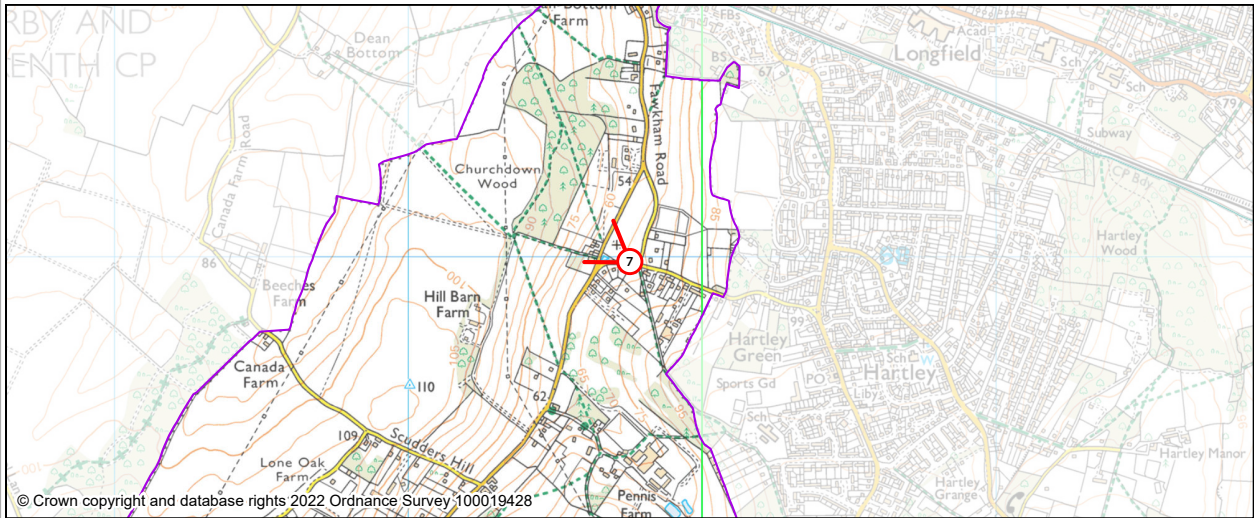
Map:	
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Photographs:



Description:	Open landscape of the Horton Ridge LLCA, showing landmark features: a block of woodland (at Hill Barn Farm), distant view of the Ancient Woodland of Horton Wood, and open downland fields. Distant views of central London and across the River Thames into Essex, with the Queen Elizabeth II bridge. Representative of the “open character”, “agricultural landscape with a simple pattern of fields and woodland blocks”, “a general lack of built development”, an elevated feel, with long views” and “a sense of detachment from surrounding settlements”.	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		No
Important to the setting of a Listed building(s)		No
Valued by local residents as found by the Countryside Survey 2021		No
Representative of the valued character of the countryside described in the Parish Landscape Character		Yes

Fawkham Neighbourhood Plan Views Assessment		
FV number:	6	
Summary:	Looking south east from the top of Parsonage Down at the junctions of PROW SD163 and 220	
Viewpoint location:	TQ593680	
Reviewer:	David Mansfield and Laura Evans	
Map:		
Photograph(s):		
Description:	<p>View from the western side of the Central Fawkham Valley across to Pennis Valley and the eastern Central Fawkham Valley. Typical downland landscape features: woodland (some Ancient at Pennis Wood and north of Gay Dawn Farm) and fields (some with historic field boundaries). View of The Old Rectory (Grade II listed building) in middle ground. Representative of both LLCAs, showing the “dominance of landform and vegetation, rather than buildings”, “mosaic of farmland and woodland”, “rural recreational character”, “extensive tree, grassland and woodland cover” and “relatively little development” valued qualities described in the Parish Landscape Character Assessment. Also shows the “strong connection” retained by historic buildings “with their immediate rural surroundings”, cited in the LCA, which has little changed over the past 200 years since the tithe map of 1831. Old Rectory, Pennis House, Cross House and Pennis and Scudders farmsteads - all Listed Buildings - are within this landscape which forms part of their settings. The historic field pattern and important hedgerows contribute to the understanding of the significance of these heritage assets, as does the tranquil nature of the landscape which can be appreciated in this view.</p>	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		No
Important to the setting of a Listed building(s)		Yes
Valued by local residents as found in the Countryside Survey 2021		Yes
Representative of the valued character of the countryside described in the Parish Landscape Character Assessment		Yes

Fawkham Neighbourhood Plan Views Assessment	
FV number:	7
Summary:	Looking west from Church Meadow by the Castle Hill/Steephill entrance
Viewpoint location:	TQ597679
Reviewer:	David Mansfield and Laura Evans
Map:	
	

Photographs:



Description:	A more enclosed view of the Grade I Listed St Mary's Church and meadow, part of the Baldwins Green Conservation Area, with Churchdown Wood (Ancient Woodland and Local Wildlife Site) behind on the western side the Lower Fawkham Valley. Of high importance to the setting and character of the church and the Conservation Area and included in the Conservation Area Appraisal as "the superb views of the Church and the countryside beyond". The ancient woodland, important hedgerow and tranquil ambiance beyond the Conservation Area contribute to its significance. Representative of the "Prominent non-developed slopes", "open/treed horizons" and "strongly rural character" valued qualities described in the Landscape Character Assessment for the Lower Fawkham Valley Local Landscape Character Area, in addition to being part of the valued Baldwins Green Conservation Area, including St Mary's Church, which, as described within the LCA, "create a strong and much appreciated sense of place and history".	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		Yes
Important to the setting of a Listed building(s)		Yes
Valued by local residents as found by the Countryside Survey 2021		Yes
Representative of the valued character of the countryside described in the Parish Landscape Character Assessment		Yes

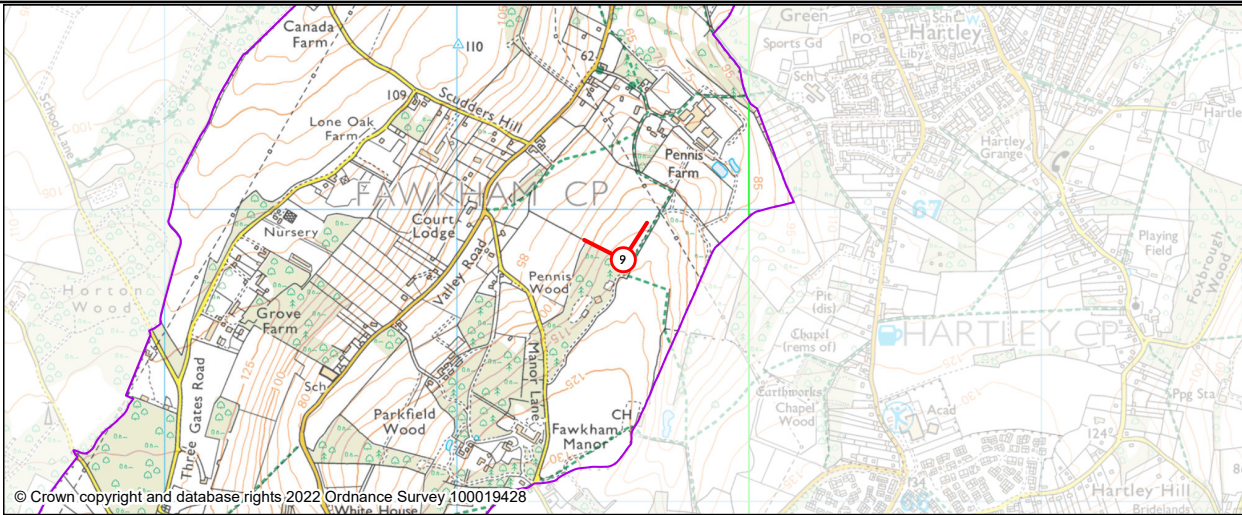

Fawkham Neighbourhood Plan Views Assessment	
FV number:	8
Summary:	Looking west/south west from PROW SD223
Viewpoint location:	TQ595671
Reviewer:	David Mansfield and Laura Evans
Map:	



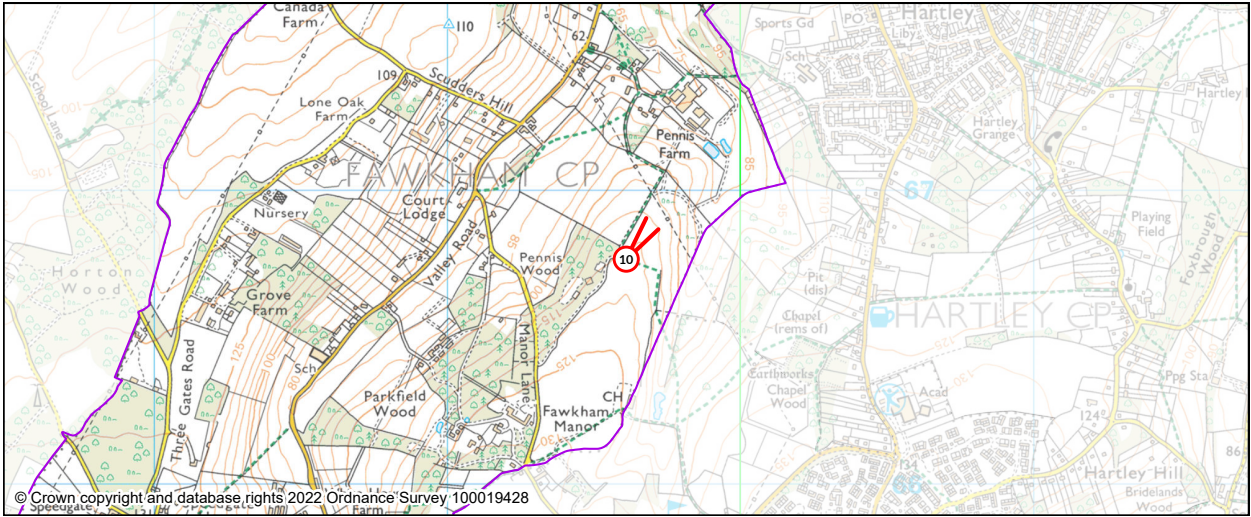
Photographs:




Description:	View is from the eastern side of the Central Fawkham Valley across to the western side. Blocks of woodland (some ancient at Scudders Shaw, Parefield Wood and along Three Gates Road), fields, and historic field boundaries with important hedgerows. Important to the setting of the Listed building, Scudders, an historic farmstead and Listed building dating from the 17th century, showing the “strong connection” retained by this historic farmstead with its “immediate rural surroundings”, as valued in the Fawkham Parish Landscape Character Assessment, and the low degree of change since the 1831 tithe map was made, with the surrounding fields mostly still farmed and historic field boundaries/ important hedgerows retained, thereby contributing to the understanding of this heritage asset. A view valued by local residents in the Countryside Survey 2021. Representative of the valued qualities “Mosaic of farmland and woodland...well-treed character”, “Views across the valley”, “Strongly rural and intimate character” and “Dominance of landform and vegetation” described in the Fawkham Parish Landscape Character Assessment.	
View is:		Yes/No
Visible from public highway/public right of way/public or accessible open space: SD223		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of Baldwin’s Green Conservation Area		No
Important to the setting of a Listed building(s)		Yes
Valued by local residents, as found in the Countryside Survey 2021		Yes
Representative of the valued character of the countryside in the Parish Landscape Character Assessment		Yes

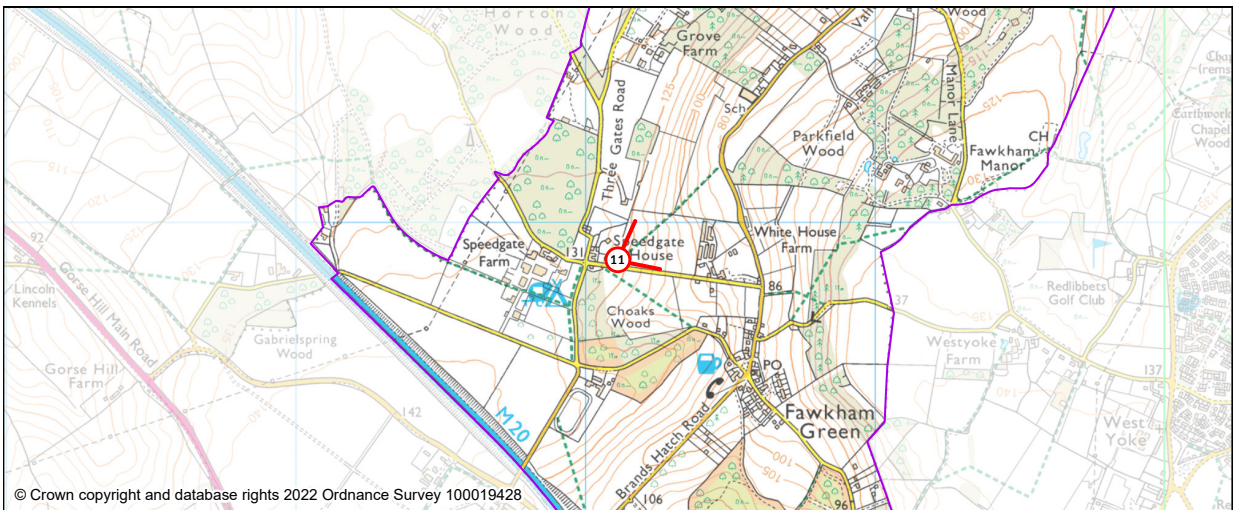

Fawkham Neighbourhood Plan Views Assessment		
FV number:	9	
Summary:	Looking north west adjacent to Redlibbets golf course on PROW SD163	
Viewpoint location:	TQ595668	
Reviewer:	David Mansfield and Laura Evans	
Map:		
Photographs:		
Description:	<p>View of the Central Fawkham Valley LLCA, with agricultural fields, historic field boundaries marked by hedgerows, and blocks of woodland, some Ancient. Distant views of central London, Queen Elizabeth bridge and across the River Thames to Essex. Representative of the valued qualities “Mosaic of farmland and woodland”, “Views across the valley”, “Strongly rural character” and “Dominance of landform and vegetation” described in the Fawkham Parish Landscape Character Assessment. Important to the setting of the Listed building, Scudders, an historic farmstead and Listed building dating from the 17th century, showing the “strong connection” retained by this historic farmstead with its “immediate rural surroundings”, as valued in the Fawkham Parish Landscape Character Assessment, and the low degree of change since the 1831 tithe map was made, with the surrounding fields mostly still farmed and historic field boundaries/ important hedgerows retained, thereby positively contributing to the understanding of this heritage asset.</p>	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		No
Important to the setting of a Listed building(s)		Yes
Valued by local residents as found in the Countryside Survey 2021		No
Representative of the valued character of the countryside described in the Parish Landscape Character Assessment		Yes

Fawkham Neighbourhood Plan Views Assessment	
FV number:	10
Summary:	Looking north from PROW SD163 on Redlibbets Golf Course
Viewpoint location:	TQ596667
Reviewer:	David Mansfield and Laura Evans

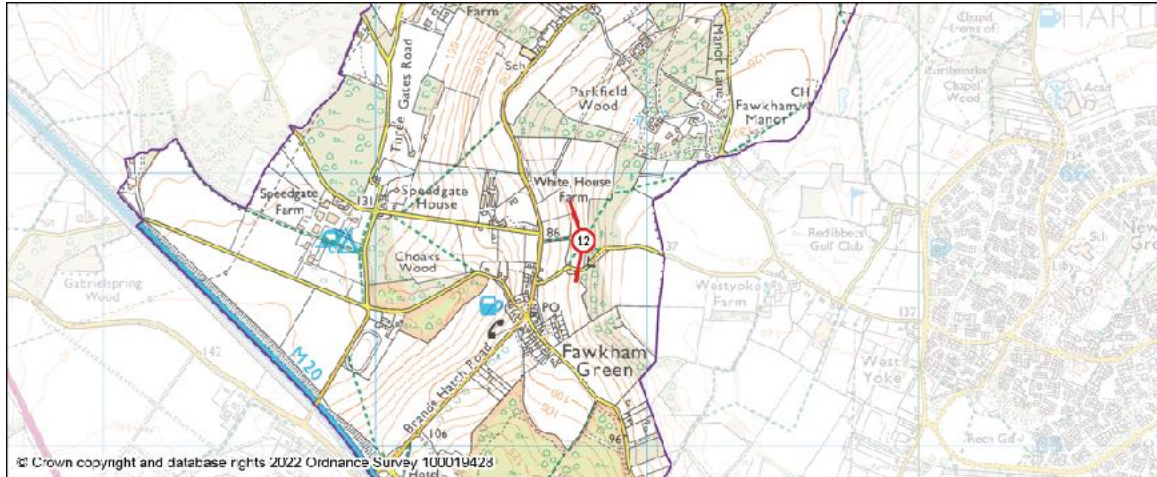
Map:	
	

Photographs:	
	

Description:	View from Redlibbets Golf course north towards Essex, over the discrete dry valley of Pennis Valley, a tributary to the main Fawkham Valley. Representative of the “extensive tree, grasslands and woodland cover”, “rural recreational character”, and “the soft green edge to existing development on the western side of Hartley” valued qualities of the Pennis Valley Local Landscape Character Area, as described in the Fawkham Parish Landscape Character Assessment.	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		No
Important to the setting of a Listed building(s)		No
Valued by local residents as found in the Countryside Survey 2021		No
Representative of the valued character of the countryside described in the Parish Landscape Character Assessment		Yes

Fawkham Neighbourhood Plan Views Assessment		
FV number:	11	
Summary:	Looking north east from PROW SD226 at the top of Speedgate Hill	
Viewpoint location:	TQ581658	
Reviewer:	David Mansfield and Laura Evans	
Map:		
Photographs:		
Description:	<p>Long range view of the Central and Lower Fawkham Valley LLCAs, with distant views of Essex. Typical dry chalk valley landscape, with blocks of Ancient Woodland (including Hatchfield Wood and Parkfield Wood) and fields with historic field boundaries. Representative of the valued qualities “Mosaic of farmland and woodland”, “Views across the valley”, “Strongly rural character” and “Dominance of landform and vegetation” described in the Fawkham Parish Landscape Character Assessment. The White House, a Listed building dating from the early 18th century, can be seen in the middle ground, and the tranquil, rural nature of the treescaped landscape and the low degree of change since the OS field drawing of 1798, with the field boundaries and woodland largely unaltered, contribute positively to the understanding of the significance of this heritage asset.</p>	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		No
Important to the setting of a Listed building(s)		Yes
Valued by local residents as found in the Countryside Survey 2021		Yes
Representative of the valued character of the countryside described in the Parish Landscape Character Assessment		Yes

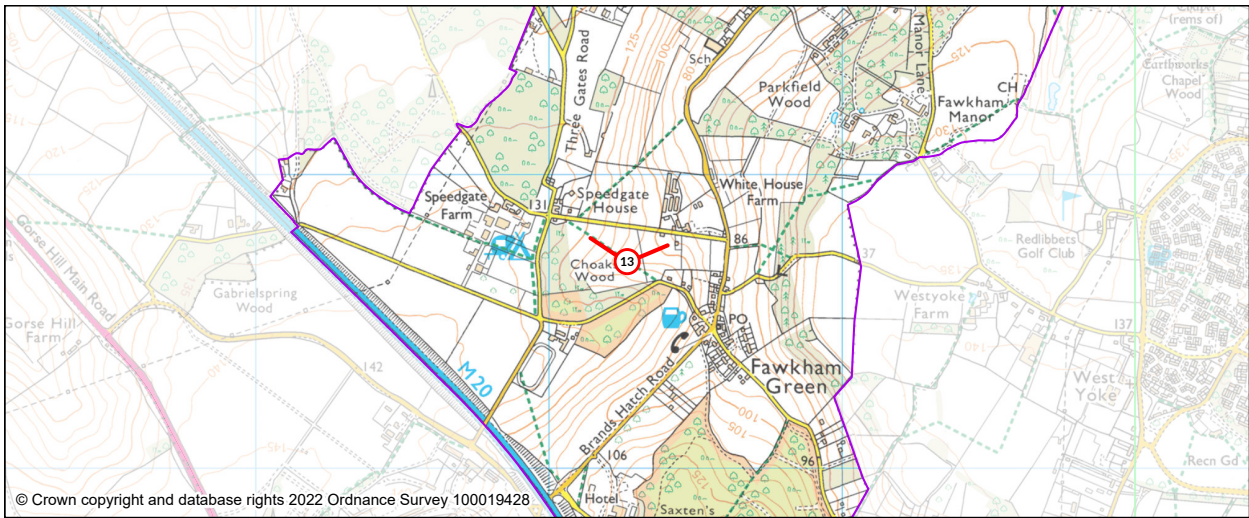

Fawkham Neighbourhood Plan Views Assessment	
FV number:	12
Summary:	Looking east/south east/north east from the edge of Loaves Wood on PROW SD225 close to Michaels Lane
Viewpoint location:	TQ587657
Reviewer:	David Mansfield and Laura Evans
Map:	



Photographs:



Description:	Looking north east across the Central Fawkham Valley from the eastern to the western side (<i>first photo</i>), and east/south east to one of the twin dry valley heads of the Upper Fawkham Valley, and beyond to the Kent Downs AONB (<i>second photo</i>). Large blocks of Ancient Woodland, including Horton, Saxten and Cages and Wilmay Copse (all Local Wildlife Sites). Representative of the valued qualities “Mosaic of farmland and woodland...well-treed character”, “Views across the valley”, “Strongly rural and intimate character” and “Dominance of landform and vegetation” of the Central Fawkham Valley, and the “strongly rural character”, “woodland and trees, including Ancient Woodland and access land, and other grassland habitats” and “nucleated form of Fawkham Green” of the Upper Fawkham Valley, described in the Fawkham Parish Landscape Character Assessment. The Listed building Gabriels, dating from the 17th century, can be seen within the view, part of which forms its secluded, rural setting.	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		No
Important to the setting of a Listed building(s)		No
Valued by local residents as found in the Countryside Survey 2021		Yes
Representative of the valued character of the countryside described in the Parish Landscape Character Assessment		Yes

Fawkham Neighbourhood Plan Views Assessment		
FV number:	13	
Summary:	Looking north from PROW SD227 between Sun Hill and Speedgate Hill	
Viewpoint location:	TQ582656	
Reviewer:	David Mansfield and Laura Evans	
Map:	 <p>© Crown copyright and database rights 2022 Ordnance Survey 100019428</p>	
Photographs:		
Description:	<p>View from the eastern side of the rural Central Fawkham Valley landscape. Steep valley slopes with extensive blocks of woodland (some Ancient Woodland, including Hatchfield Wood) mature hedgerow and trees, and open fields. The lane "Speedgate Hill" marked by hedgerow, leading to Valley Road which is obscured by woodland to both sides. A view valued by local residents in the Countryside Survey 2021. Some of the former farm land (Hook Field and Mould Field in the fore- and middle-ground), and retained the historic field system and boundaries, of the Listed building, The White House, are shown within this view, which contribute positively to the understanding of the significance of this heritage asset. Representative of the valued qualities of the Central Fawkham Valley Local Landscape Character Area "Mosaic of farmland and woodland...well-treed character", "Views across the valley", "Strongly rural and intimate character with little settlement...and narrow rural lanes" and "Dominance of landform and vegetation" described in the Fawkham Parish Landscape Character Assessment.</p>	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		No
Important to the setting of a Listed building(s)		Yes
Valued by local residents as found in the Countryside Survey 2021		Yes
Representative of the valued character of the countryside described in the Parish Landscape Character Assessment		Yes

Fawkham Neighbourhood Plan Views Assessment	
FV number:	14
Summary:	Looking south east from Wilmay Copse, Sun Hill (public access land)
Viewpoint location:	TQ583655
Reviewer:	David Mansfield and Laura Evans

Map:	
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Photographs:		
Description:	<p>This view is of one of the two dry valleys at the head of the Fawkham Valley. It shows part of Fawkham Green, seen in the middle ground, the steep landform rising behind it, with woodland covering the higher valley sides (including the Ancient Woodland Saxten's Wood) and historic field boundaries. Representative of the “Strongly rural character”, “The nucleated form of Fawkham Green”, “Woodland and trees” and “The strong relationship between woodland and landform (with open land below and woodland above) which emphasises the dramatic landform”, valued qualities of the Upper Fawkham Valley Local Landscape Character Area, as described in the Fawkham Parish Landscape Character Assessment.</p>	
View is:		Yes/No
Visible from public highway, incl. public rights of way or public/accessible open space		Yes
Long range rather than short vista		Yes
Of a landmark feature such as a Listed building, woodland, downland		Yes
Important to the character and/or setting of the Conservation Area		No
Important to the setting of a Listed building(s)		No
Valued by local residents as found by the Countryside Survey 2021		No
Representative of the valued character of the countryside described in the Parish Landscape Character Assessment		Yes