4.6 **Landscape Setting of Bolebroke**

**Settlement Profile**

4.6.1 Bolebroke is situated within the High Weald AONB, one and a half miles to the north of Hartfield on the Edenbridge Road, B2026. This connects with the A264 main road corridor to the north and to Hartfield in the south.

4.6.2 Bolebroke is a small hamlet with a large orchard and plant nursery to the north, a cafe and a village hall. The settlement has developed to the east of the B2026 and is predominantly residential. Notable historical buildings include the 16th century Elizabethan miller’s barn and Water Mill. In addition, a Roman road runs alongside the Grade II Listed Bolebroke Castle (c. 1300).

**Landscape Character**

4.6.3 The landscape surrounding the settlement falls within the following County Landscape Character Area(s):

- **Upper Medway Valley (1)** – see Section 4.3 for details.

4.6.4 At the more local scale, the landscape falls gently southwards towards Bolebroke and rises again to the adjacent ridge which contains the settlement of Hartfield. The setting comprises a patchwork of stream corridors and Ancient Woodlands, which are set within an undulating landscape.

4.6.5 The key features and characteristics of the landscape around Bolebroke are illustrated on Figure 4.1 and summarised below:

- **Remnant Historic Landscapes**: The settlement setting predominantly comprises small scale ancient fieldscapes, including aggregate assarts to the north, and cohesive assarts and irregular piecemeal enclosure to the south. Also present is an area of historic planned private enclosure to the south. The landscape is scattered with a number of small to medium-sized blocks of Ancient Woodland.

- **Culturally Important Landmarks**: The Water Mill, Oast House and Castle provide historic and culturally important landmarks to this small hamlet.

- **Landscape Detractors**: Polytunnels associated with the nursery to the north of the settlement are considered to be landscape detractors.

- **Urban Edges**: The edges of the settlement are considered to be sensitive as a result of mature vegetation.

- **Watercourses and waterbodies**: There are many watercourses running through the Ancient Woodland and undulations in the landscape. These feed a larger stream to the south and the ponds by the Castle and Mill. The River Medway is situated to the southeast.

- **Significant Views/Key Ridgelines**: Open views to the settlement and the Castle from the southern ridge looking north.

- **Footpaths/Bridleways**: A network of footpaths connects Perryhill Farm to Bolebroke Farm and Bolebroke Castle.

4.6.6 Areas of distinctive landscape that have been identified around the settlement are shown on Figure 4.1 as ‘Landscape Setting Areas’. The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

<table>
<thead>
<tr>
<th>Landscape Setting Area</th>
<th>Distinctive Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A gently meandering river corridor is the key landscape feature of this area. The river corridor is lined with small to medium-scale ancient pastoral fields and linear tracts of Ancient Woodland.</td>
</tr>
<tr>
<td>2</td>
<td>Relatively young orchards; Polytunnels are a key landscape feature.</td>
</tr>
</tbody>
</table>
Landscape Setting Areas

Landscape Sensitivity (n/b see Methodology):
- Very High
- High
- Moderate
- Low
- Very Low

Landscape Features and Characteristics:
- Remnant Historic Landscape - Historic
- Remnant Historic Landscape - Ancient
- Culturally Important Landmarks
- Landscape Detractors
- Sensitive Urban Edge
- Prominent Urban Edge
- Watercourses/Waterbodies
- Significant Views
- Key Ridgelines
- Footpaths/Bridleways

Conservation Designations:
- Conservation Areas
- Listed Buildings
- Locally Listed Buildings
- Historic Parks and Gardens
- Scheduled Monuments
- Statutory Wildlife Designations/Local Wildlife Sites
- Ancient Woodlands
- Tree Preservation Orders
- South Downs National Park
- Area of Outstanding Natural Beauty

FIGURE 4.1
LANDSCAPE SETTING OF BOLEBROKE

Scale: 1:6,500 @ A3
Landscape Sensitivity

4.6.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within Section 2.4, is shown in the table below:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Landscape Setting Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Distinctiveness</td>
<td>Unique/Rare</td>
</tr>
<tr>
<td>Continuity</td>
<td>Ancient</td>
</tr>
<tr>
<td>Strength of Place</td>
<td>Very Strong</td>
</tr>
<tr>
<td>Visibility</td>
<td></td>
</tr>
<tr>
<td>Landform</td>
<td>Apparent</td>
</tr>
<tr>
<td>Tree Cover</td>
<td>Intermittent</td>
</tr>
<tr>
<td>Visibility</td>
<td>Moderate</td>
</tr>
<tr>
<td>Landscape Sensitivity</td>
<td>High</td>
</tr>
</tbody>
</table>

Landscape Value

4.6.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within Section 2.4, is shown in the table below:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Landscape Setting Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Landscape Value</td>
<td>Very High</td>
</tr>
</tbody>
</table>

Contribution to Landscape Setting of Settlement

4.6.9 At present there is no Conservation Area within Bolebroke.

4.6.10 The Contribution of each Landscape Setting Area, evaluated in line with the methodology set out within Section 2.4, is shown in the table below:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Landscape Setting Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Contribution to Landscape Setting</td>
<td>Major</td>
</tr>
</tbody>
</table>

4.6.11 Landscape Setting Area 1 is considered to make a Major contribution to the Landscape Setting of the settlement. The area has strong historic time depth as a result of the ancient patchwork of undulating, predominantly pastoral fields, which encompass the eastern, southern and western edges of the village. There is strong inter-visibility between buildings within the village and this Landscape Setting Area, particularly from the higher valley sides which line the river valley to the south of the village. The area has a strong landscape structure, including pockets of Ancient Woodland which enclose and frame distant views from the village to its setting.

4.6.12 Landscape Setting Area 2 is considered to make a Limited contribution to the Landscape Setting of the settlement. The modern orchard has little historic continuity and whilst it is a recognisable landscape feature, provides limited landscape structure to the edge of the village. Overall sense of place is considered to be very weak as a result of the pattern of modern orchards and polytunnels.