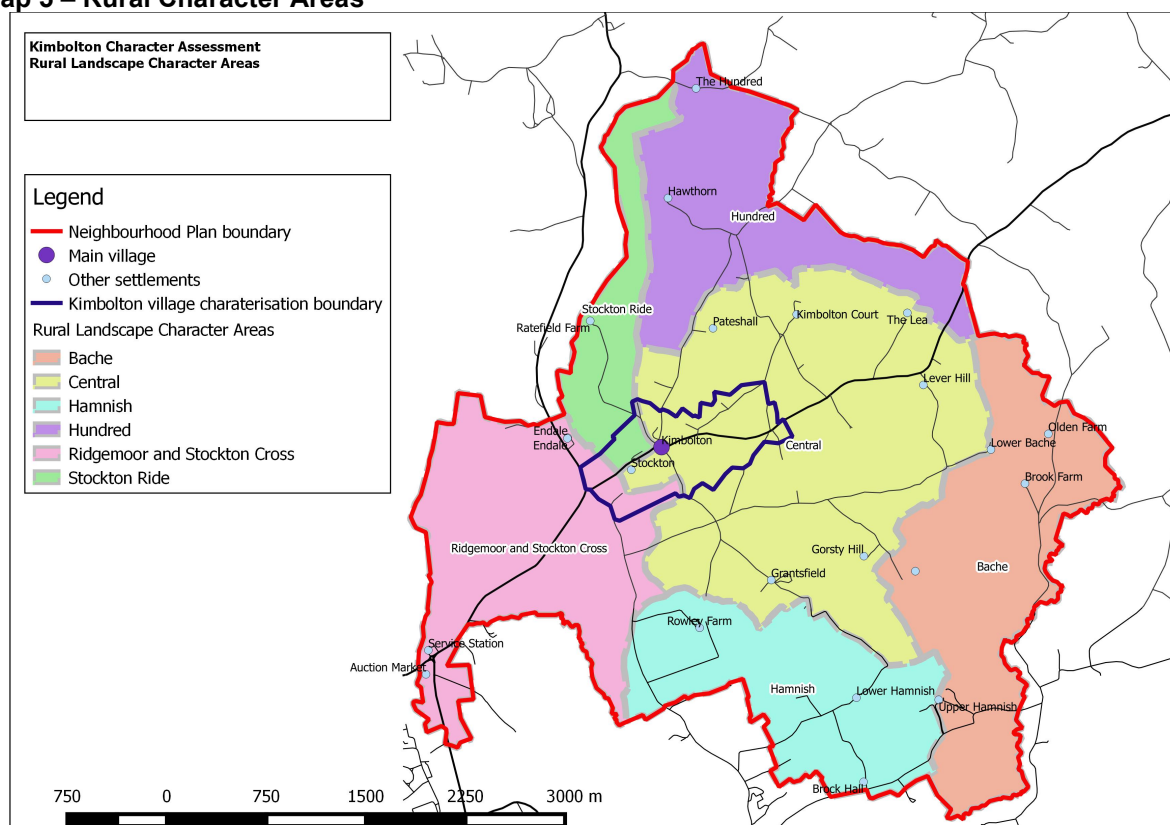


## 4.0 Detailed Assessment of the Rural Area

4.0.1 This section of the Report provides a detailed assessment of the rural parts of the Parish outside Kimbolton village. The Parish was divided into six distinct areas on the basis of the Landscape Areas identified in the HLCA as shown on Map 5 below.

**Map 5 – Rural Character Areas**

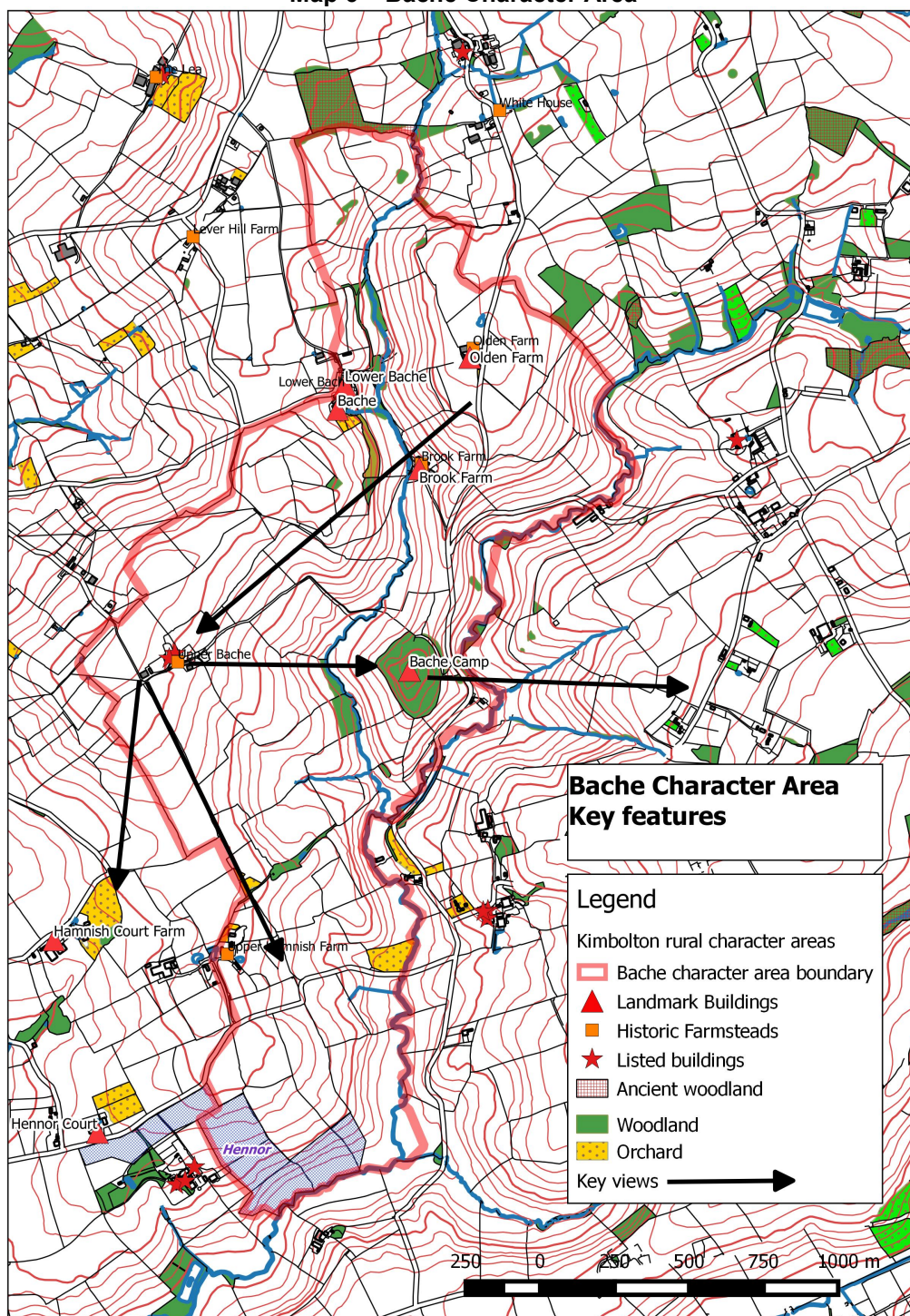


4.0.2 Each of the Rural Character Areas was surveyed on the basis of the Planning Aid England Tool described in para 2.1.3 above, though with a greater emphasis given to natural and landscape features. Each of the six areas are described in turn below.

## 4.1 Bache Rural Character Area

- 4.1.1 Bache forms the south-eastern part of the Parish and is entirely located within the Bromyard Plateau sub-regional Landscape Character Area. It is also wholly classified as Timbered Plateau Farmland – the dominant Landscape Character Type of the Parish.

Map 6 – Bache Character Area



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#### 4.1.2 Topography & landform

4.1.3 The topography is dominated by two steep sided valleys – the Whyle Brook which forms the eastern boundary and an unnamed brook which runs from near Leysters through the northern part of the area, joining the Whyle Brook to the south of Bache Camp. To the east and west of these valleys the countryside is elevated and gently rolling. Bache Camp occupies a prominent position at the southern end of the ridge which separates the two valleys referred to above.

#### 4.1.4 Land uses

4.1.5 Land use is a patchwork of mixed farming with extensive areas of pasture and a number of traditional orchards survive. Woodland is limited to a small number of copses and streamside corridors in the valley bottoms. There is extensive tree coverage within the network of hedgerows.

#### 4.1.6 Roads, streets, routes

4.1.7 The area is characterised by narrow rural lanes enclosed by hedgerows. There is an extensive network of public footpaths which includes the Herefordshire Trail.

#### 4.1.8 Historic features



**Image 1 – Bache Camp hillfort**

4.1.9 The area contains a number of historic features which provide evidence of settlement across a wide range of eras.



- 4.1.10 The most significant historic feature is Bache Camp hillfort. The site occupies the southern end of a small ridge and is around 4ha in size. It is an irregular shaped enclosure surrounded by a double rampart and three entrances. The elevated location provides far reaching views especially to the south and west.
- 4.1.11 There are two listed buildings – Upper Bache Farmhouse and the associated dovecote. These buildings are described in more detail below.
- 4.1.12 In the southernmost part of the area is an unregistered parkland associated with Hennor House.
- 4.1.13 Settlement pattern and buildings
- 4.1.14 The area has a predominantly dispersed settlement pattern made up of farmsteads and free-standing dwelling houses.



**Image 2 – Upper Bache Farmhouse showing the listed Dovecote left**

- 4.1.15 Upper Bache Farmhouse is located at the top of Gorsty Hill. The Farmhouse is Grade II listed and is of late 16<sup>th</sup> century or early 17<sup>th</sup> century date but has been much altered. It is built in stone under a slate roof. A late 17<sup>th</sup> century outbuilding adjoins the house on the north-west. The dovecote is located to the south west of the house and is also Grade II listed. It is a distinctive square stone building gabled on its eastern face and finished with a timber lantern. The interior retains its nests.



**image 3 – the Farmhouse, the Bache**

4.1.16 The Bache. A small cluster of former agricultural buildings converted to residential dwellings arranged around a courtyard. The former Farmhouse is a two storey brick and slate property undergoing restoration.



**Image 4 – the Bache Barn.**

4.1.17 Of the two converted barns- the Bache barn is brick and timber with a tiled roof, two storey. The Threshing Barn is weatherboard under tile.





**Image 5 – the Threshing Barn, Lower Bache**



**Image 6 – the converted buildings adjacent to Bache House, Lower Bache**

4.1.18 Lower Bache is located to the immediate north-east of Bache. Bache House is currently run as a bed and breakfast. It is a substantial two storey house of stone and brick under slate. Adjoining is a small yard with buildings on two sides that have been converted to make six cottages. Mainly brick under slate but three with half timber and plaster elevation and under tiled roof.



**Image 7 – Olden Farm**

4.1.19 Olden Farm is a detached stone under fibre slate roof with unusual chimney on gable end.



**Image 8 – Brook Farm**

4.1.20 Brook Farm is a detached stone and slate property dating from 1660 and rebuilt in 1852. The outbuildings have been converted to offices.





**Image 9 – The Walls**

4.1.21 The Walls is a detached house, rendered under slate.



**Image 10 – Converted barns at Upper Hamnish Farm**

4.1.22 Upper Hamnish Farm shown as a historic farmstead. The farmhouse is now occupied separately from the farmbuildings. The Barn has been converted to a home and the other buildings are used for domestic purposes.



4.1.23 Most properties are in good condition.

#### 4.1.24 Landmarks

4.1.25 The key landmarks are Bache Camp and the dovecote at Upper Bache Farm.

#### 4.1.26 Green and natural features



**Image 11 – the wooded corridor**

4.1.27 The principal natural features are the extensive network of hedgerows and associated hedgerow trees. Hedgerows are predominantly mixed native species and on the whole are well maintained but with some opportunities for restoration and enhancement.

4.1.28 Whyte Brook and the unnamed brook which runs north / south past Brook Farm provide good wildlife habitat.

4.1.29 A Pond is shown at Olden Farm.

#### 4.1.30 Views

4.1.31 The elevated setting of the area provides a number of far reaching views particularly to the west from Bache camp and Upper Bache Farm. The lower-lying valleys of the two brooks have a more intimate character with views secluded by the network of trees and hedgerows.



**Image 12 – view from near Olden Farm with Brook Farm in the valley centre right**

4.1.32 Similarly on the road south of Olden Farm are excellent views north-west to Lower Bache, south west to Upper Bache and south over Herefordshire. The key views are shown on Map 6.

#### 4.1.33 Summary of key defining characteristics / other observations

4.1.34 The area has a deeply tranquil character made up of gently rolling countryside with an extensive network of fields enclosed by mature and well-treed hedgerows. The dominant landscape features are the two valleys which converge to the south of Bache Camp. Settlement is limited to a number of farmsteads, some of which have been converted to residential. The elevated topography provides a number of long-distance views particularly to the west. The area contains Bache Camp – the most significant archaeological feature in the Parish.

#### 4.1.35 Management guidelines and priorities

4.1.36 The key priorities are:

- Conservation and management of the wooded corridors of the Whyle Brook and the unnamed brook which flows past Brook Farm .
- Conservation and enhancement of existing hedgerows.
- Conservation and enhancement of traditional orchards
- Maintain the dispersed settlement pattern and resist proposals for prominently located large scale buildings.