

Appendix 1 to Proof of Evidence
Landscape and Visual Issues

Prepared by
Michelle Bolger
FLI, Dip.LA, BA, PGCE, BA

In respect of Appeal by
Hertfordshire Holdings Ltd

Concerning land off
**Land south of the A271
and east of the A22,
Lower Horsebridge, Hailsham**

On behalf of
Wealden District Council

Appeal ref
APP/C1435/W/23/3335625
Council Ref
WD/2022/3222/MAO

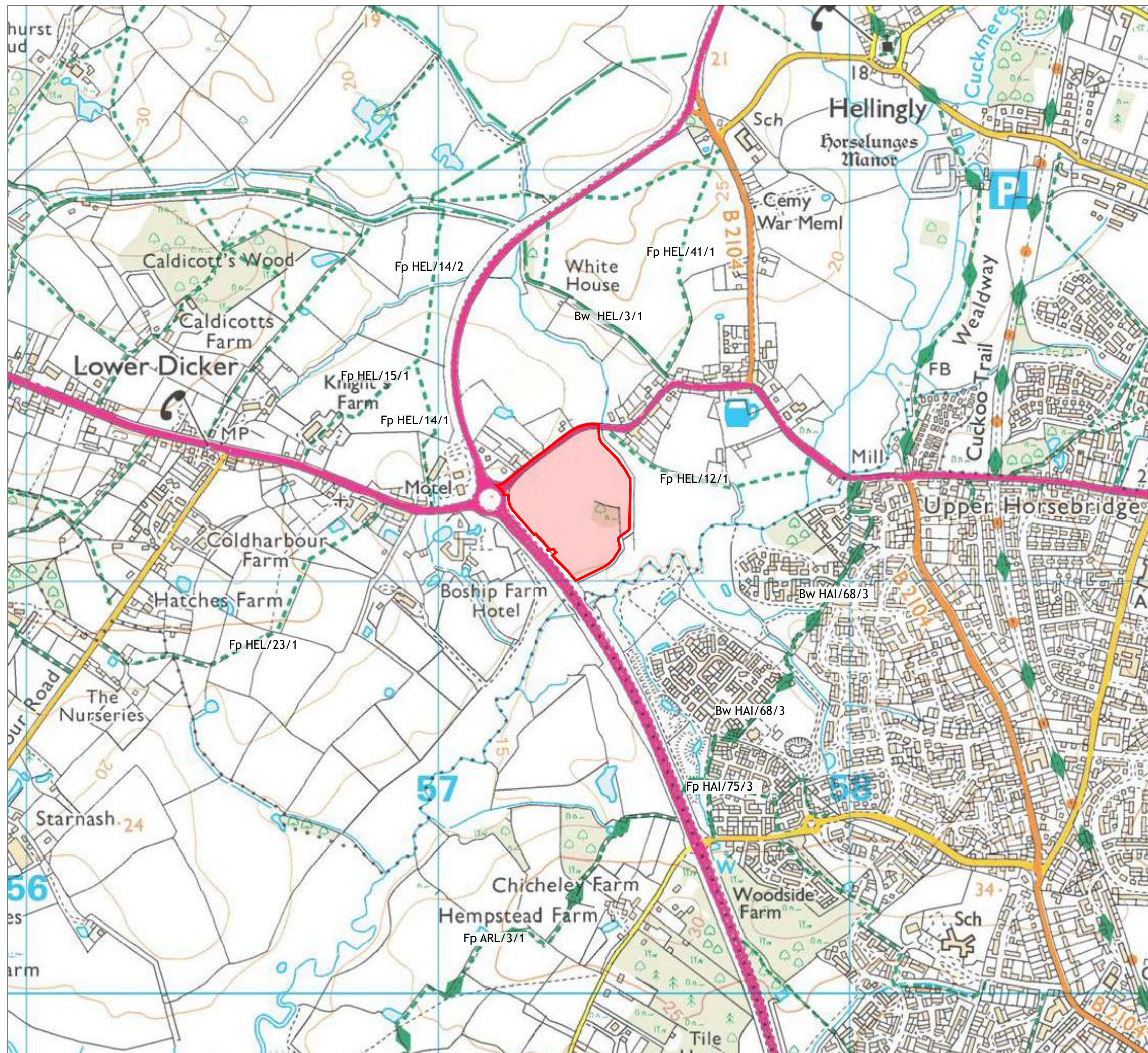
March 2024



Prepared by:	Michelle Bolger
Position:	Director
Qualifications:	FLI, Dip. LA, BA (Hons) LA, PGCE, BA (Hons) Eng
File name:	1285 Lower Horsebridge Landscape MB PoE Appendix 1
Date issued:	March 2024

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MB FIGURE 1 Site Location



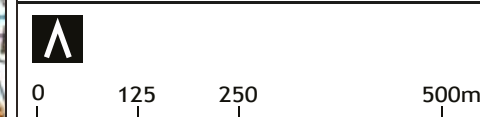
PROJECT
1285
Lower Horsebridge, Hailsham

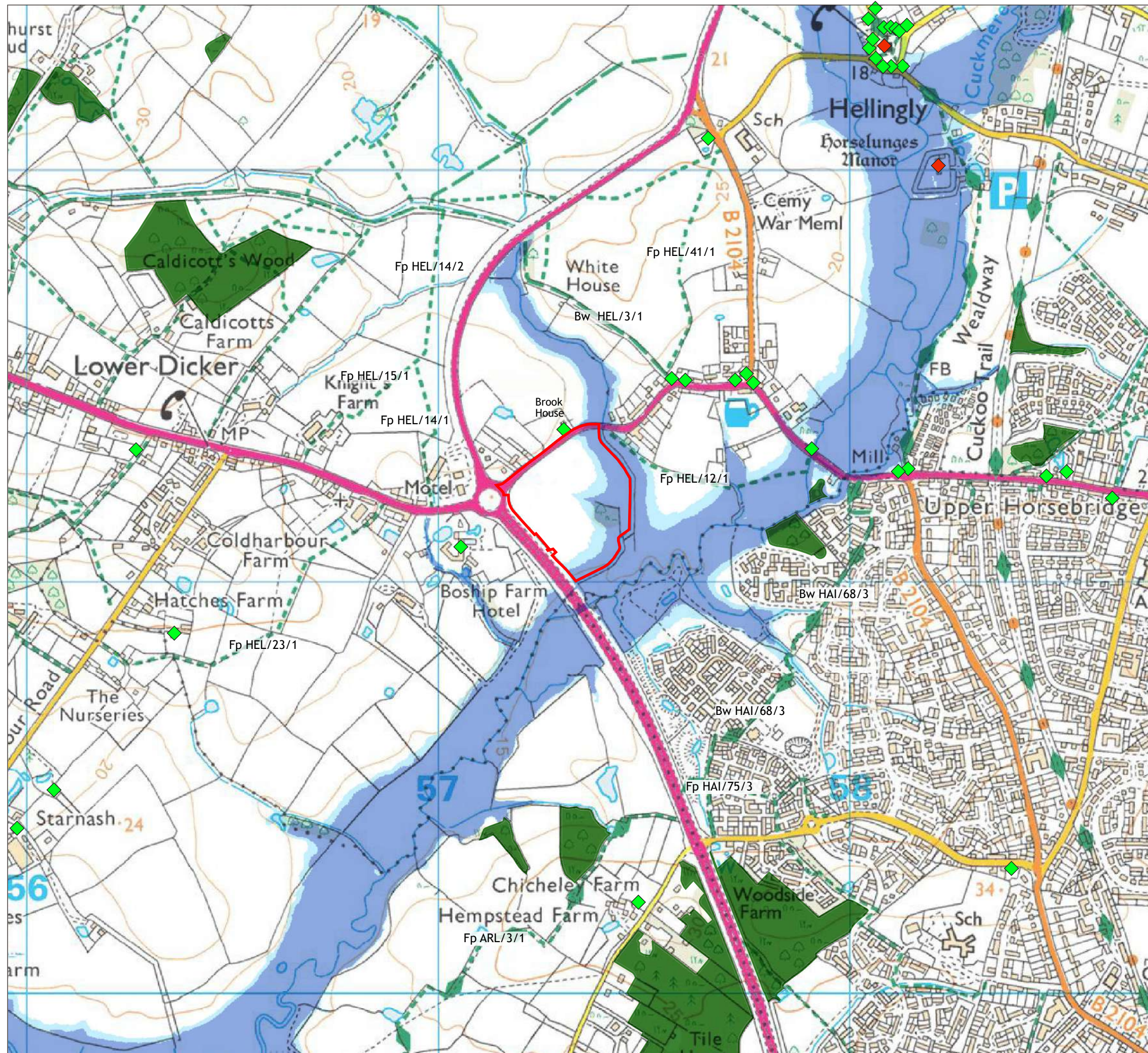
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DATE
March 2024

Legend

 Appeal Site





MB FIGURE 2

Landscape Related Designations



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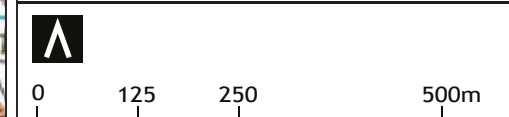
CLIENT
Wealden District Council

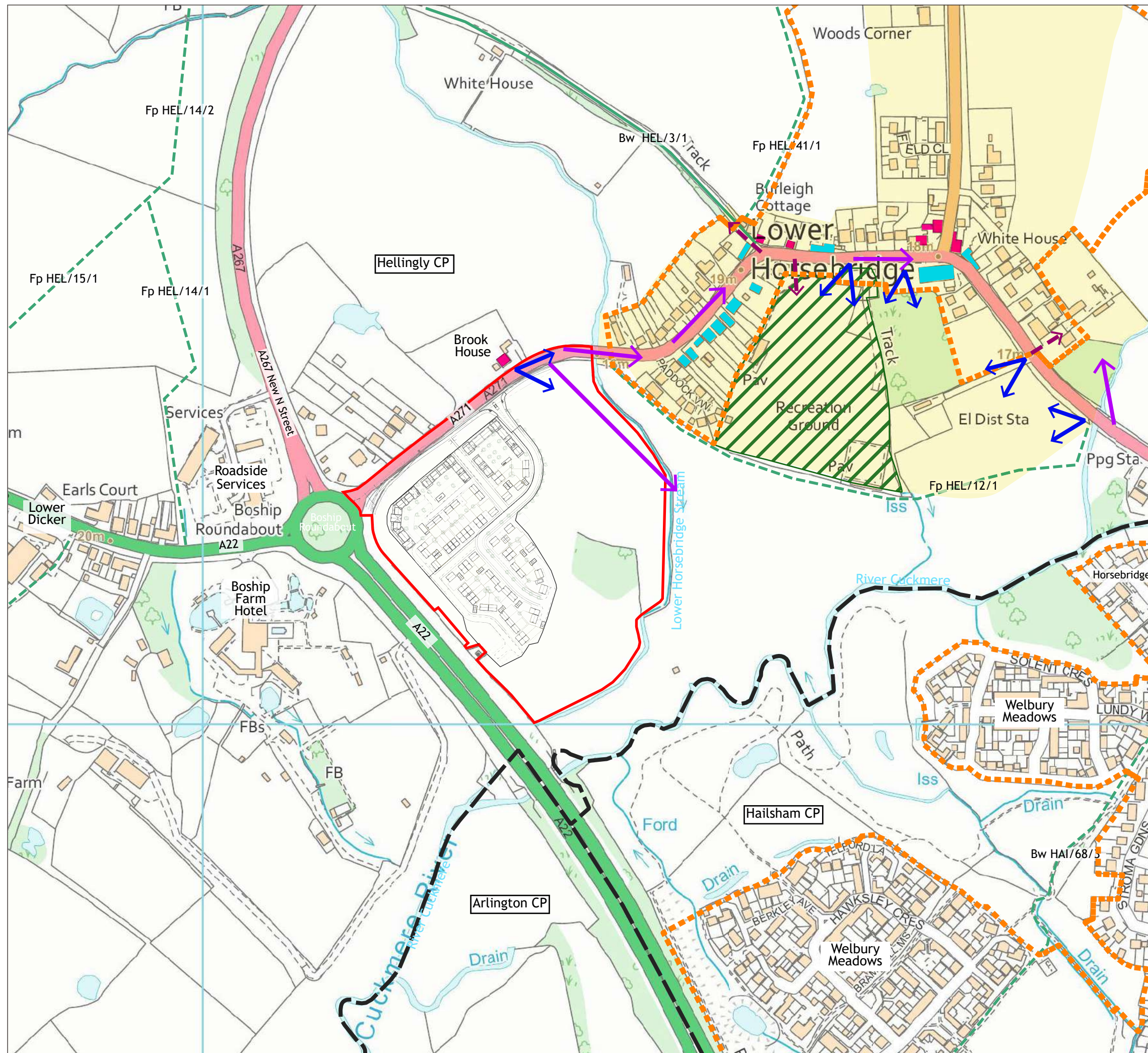
DATE
March 2024

Legend

- Site
 - Ancient Woodland
 - Flood Zone 2
 - Flood Zone 3
- Listed Buildings
- Grade I
 - Grade II

Flood zones: Environment Agency, Flood Map for Planning (Rivers and Sea) - Flood Zones 2 and 3





MB FIGURE 3

Hellingly Neighbourhood Plan



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Legend

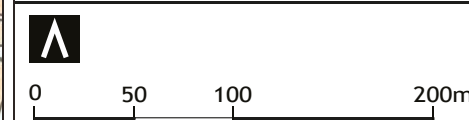
- Site
- Public Footpath
- Parish Boundary
- Village Area
- Local Green Space
- View
- Vista
- Glimpse
- Grade II Listed Building
- Positive Building

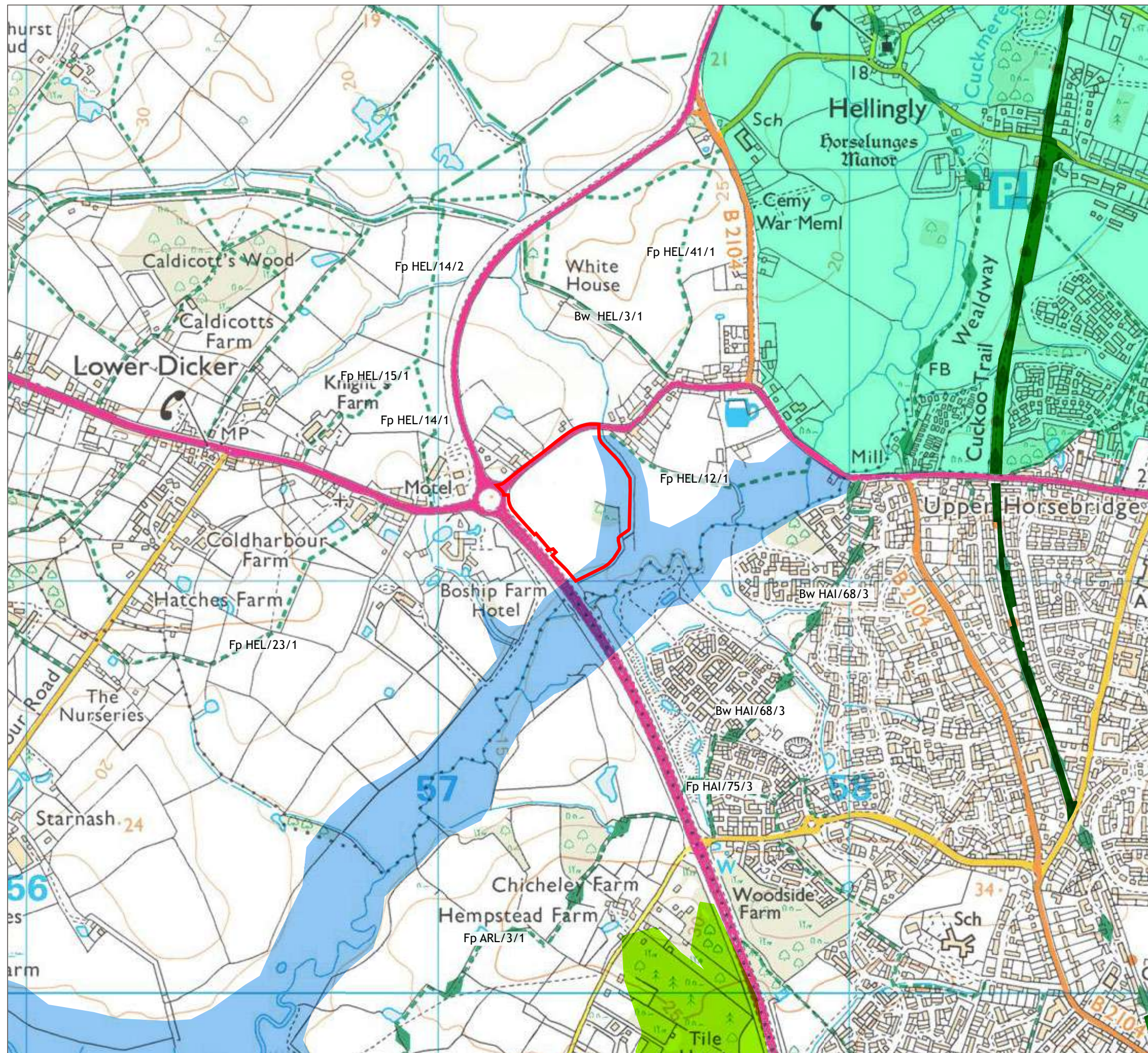
Hellingly Neighbourhood Plan 2018 to 2028,
Made July 2021

- Village Area
- Local Green Space
- View
- Vista
- Glimpse
- Grade II Listed Building
- Positive Building

Draft Wealden Local Plan (Regulation 18),
March 2024

- Development Boundary





MB FIGURE 4

Biodiversity Opportunity Areas



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Legend

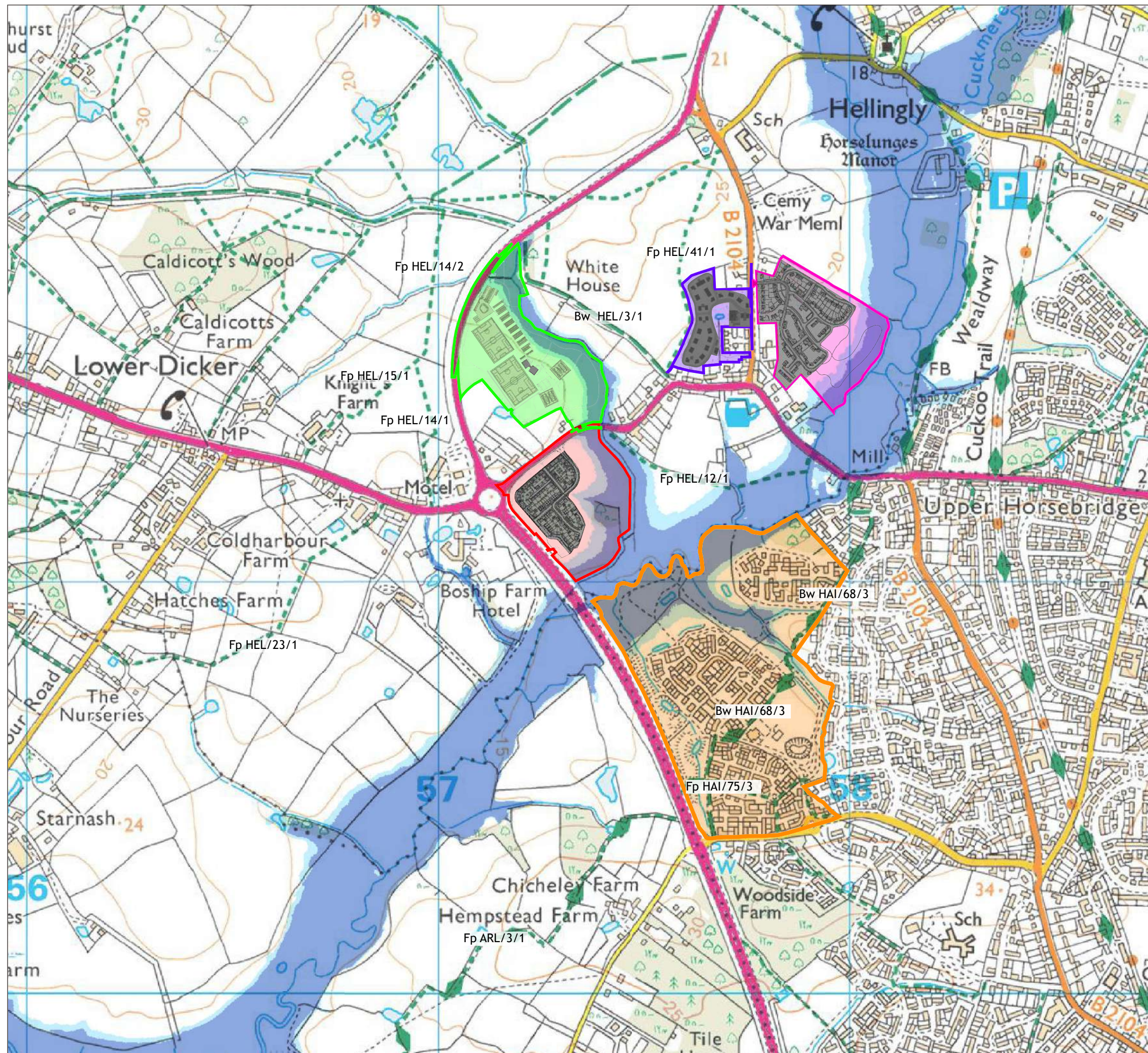


Biodiversity Opportunity Areas (BOA)
(Sussex Biodiversity Partnership)

- BOA 74 River Cuckmere Habitat Link
- BOA 73 Pevensey & Cuckmere Valley Link
- BOA 51 Wilmington Woodlands and Watershed
- BOA 71 Cuckoo Trail Habitat Link



0 125 250 500m



MB FIGURE 5

Recently Permitted Development



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Legend

- Appeal Site
- Proposed Areas of built development within appeal site and neighbouring approved applications
- Flood Zone 2
- Flood Zone 3

Recent Development

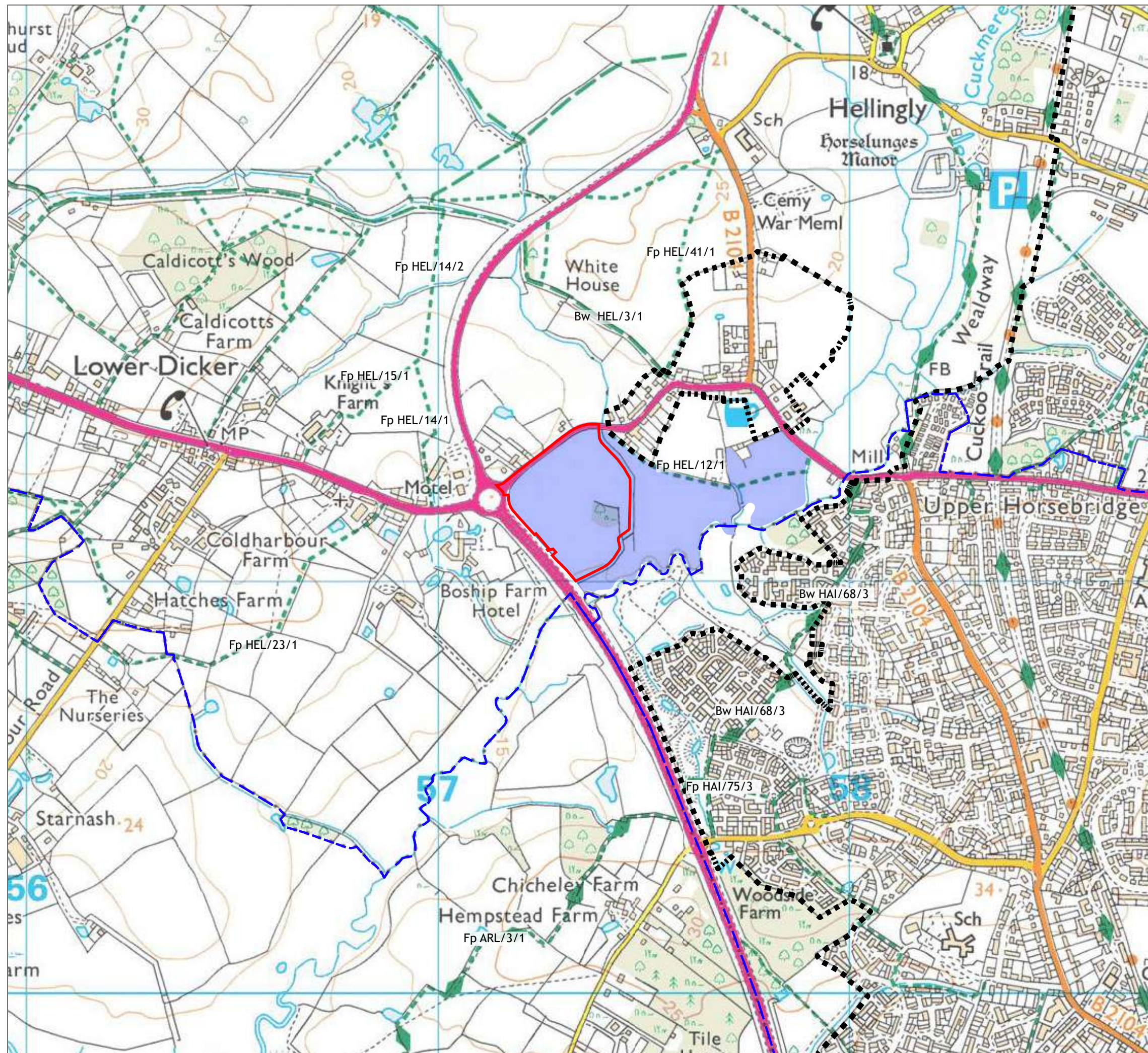
- Welbury Meadows (WD/2008/2354/MAJ)
Permission granted: December 2008
460 Dwellings

Sites with Planning Permission

- Land at Knights Farm East (WD/2023/2100/DC)
Resolution to approve by planning committee, January 2024
Sports Hub Facility
- Land West of North Street (WD/2021/2056/MAO)
Permission granted: March 2023
55 Dwellings
- Land East of North Street (WD20191575MAO)
Permission granted: August 2021
130 Dwellings



0 125 250 500m



MB FIGURE 6

Emerging Local Plan & SHEELA



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March 2024

Legend

-  Site
-  Parish Boundary

Draft Wealden Local Plan (Regulation 18),
March 2024

-  Development Boundary (Policy SS1)

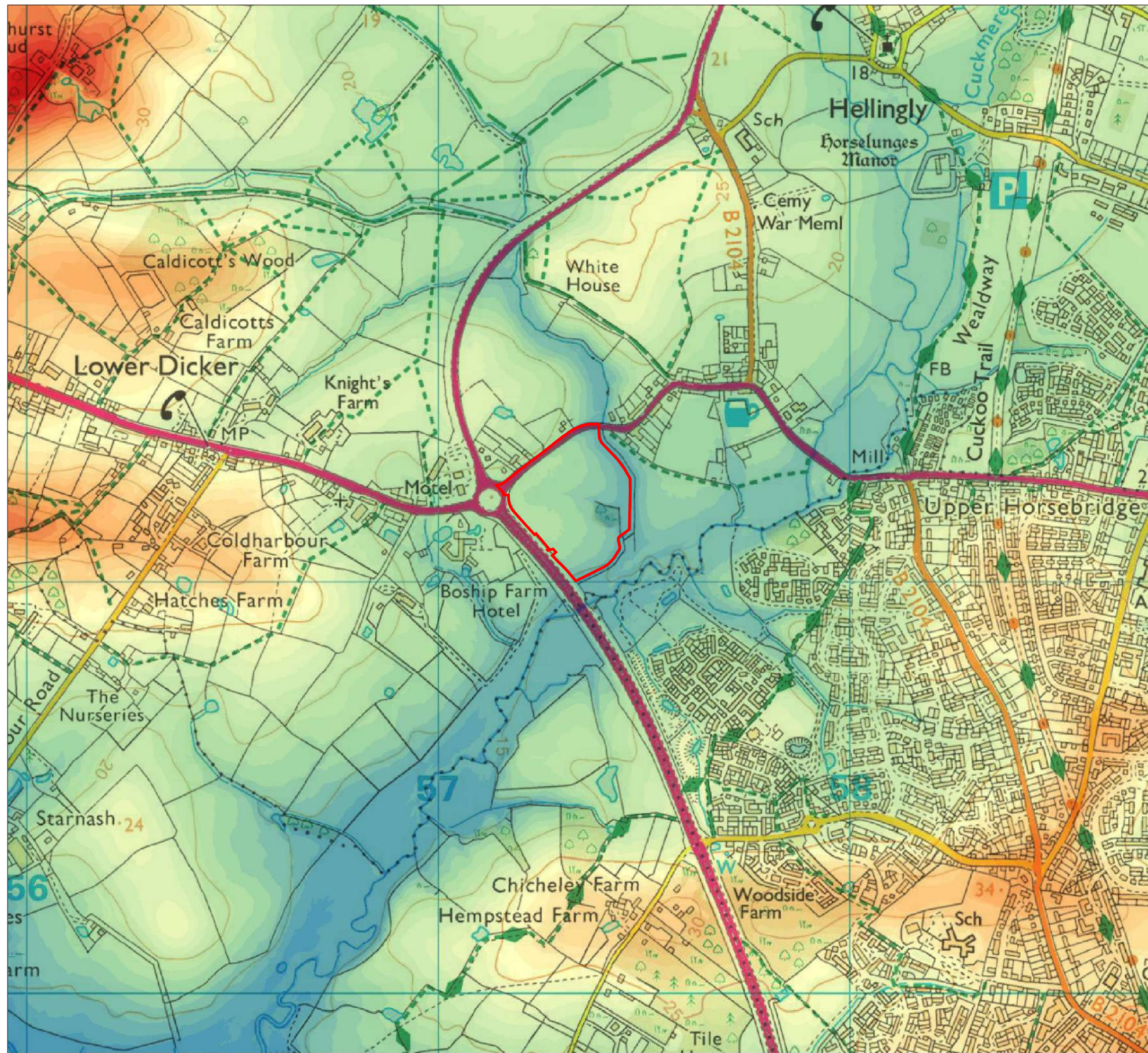
Wealden District Council Council Strategic Housing
and Economic Land Availability Assessment (SHELA) 2024

-  Site Reference: 780/3100
Land east of A22 and south of
A271, Lower Horsebridge

Wealden District Council SHELA 2024 contains other
sites in the vicinity of the appeal site which are not
shown on this figure.



0 125 250 500m



MB FIGURE 7 Topography



PROJECT
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Lower Horsebridge, Hailsham

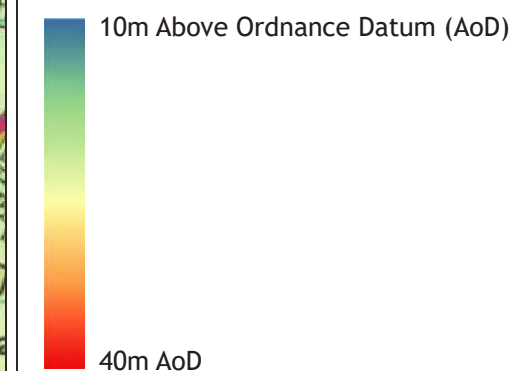
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Wealden District Council

DATE
March 2024

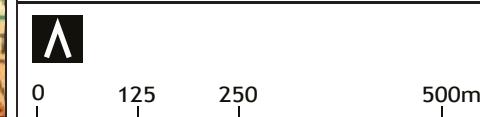
Legend

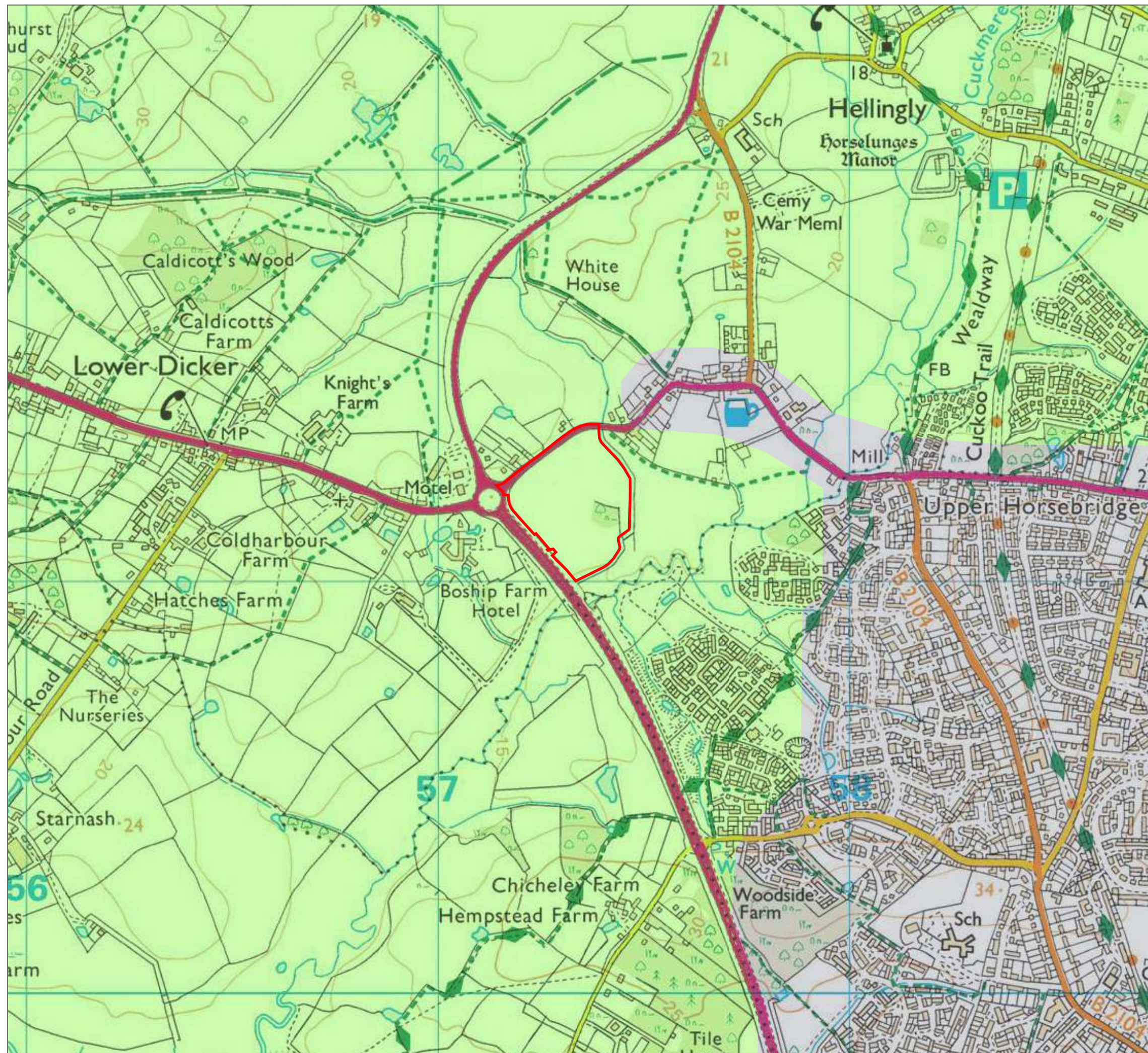
 Site

Topography
(Colour bands represent 2m contour intervals)



Topography data: LIDAR Composite DMT 2022





MB FIGURE 8

East Sussex Landscape Character Assessment



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Lower Horsebridge, Hailsham

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March 2024

Legend

 Site

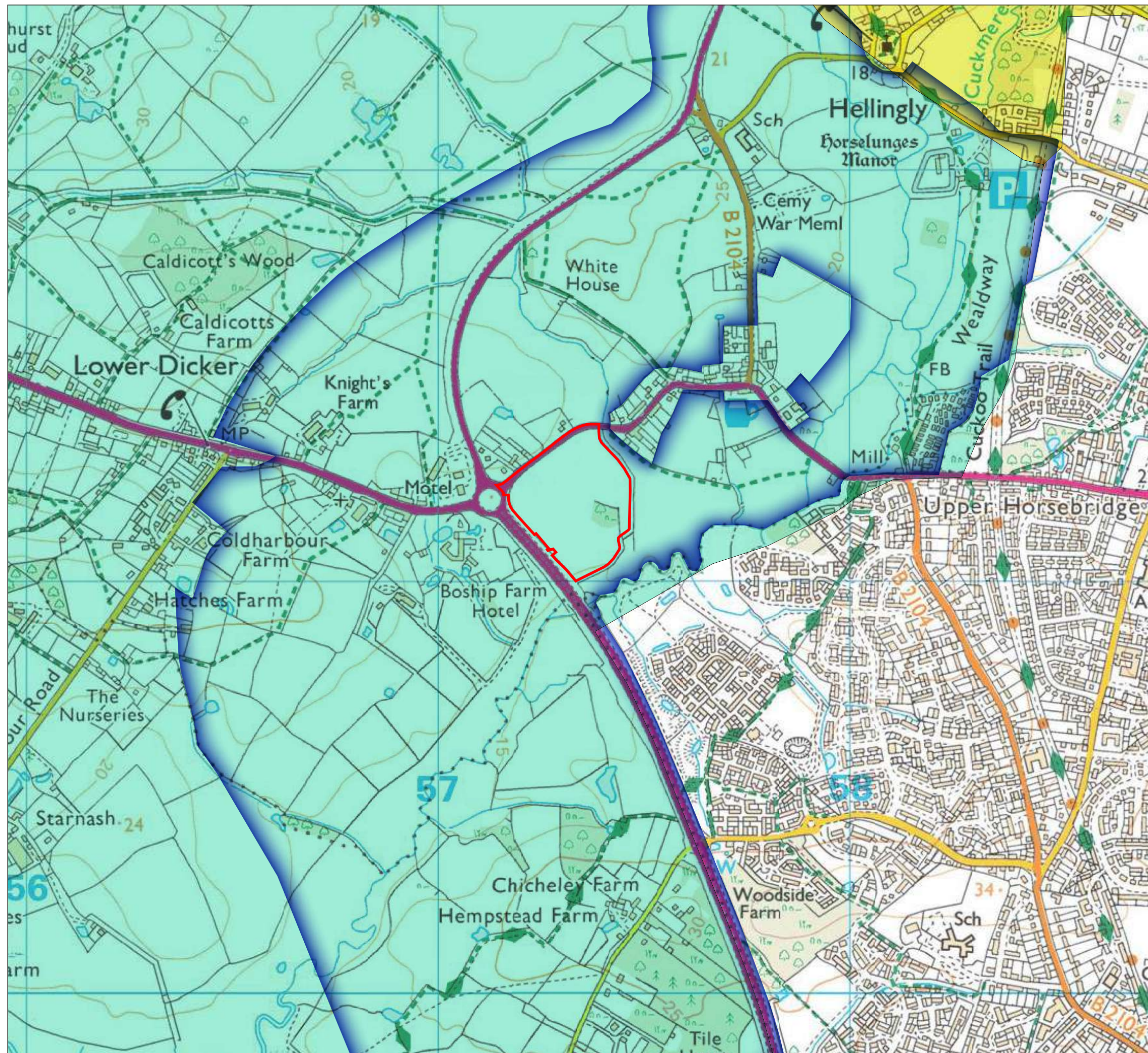
The East Sussex County Landscape Assessment, 2016
Landscape Character Areas (LCA)

 LCA 15 Eastern Low Weald

 LCA 35 Urban Area - Hailsham



0 125 250 500m



MB FIGURE 9

Wealden Landscape Character Assessment, 2022



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Lower Horsebridge, Hailsham

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Legend

 Site

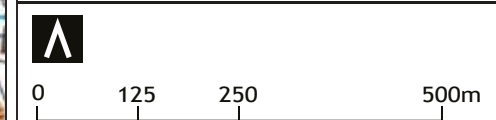
Wealden Landscape Character Assessment, 2022
Landscape Character Types (LCT)
Landscape Character Areas (LCA)

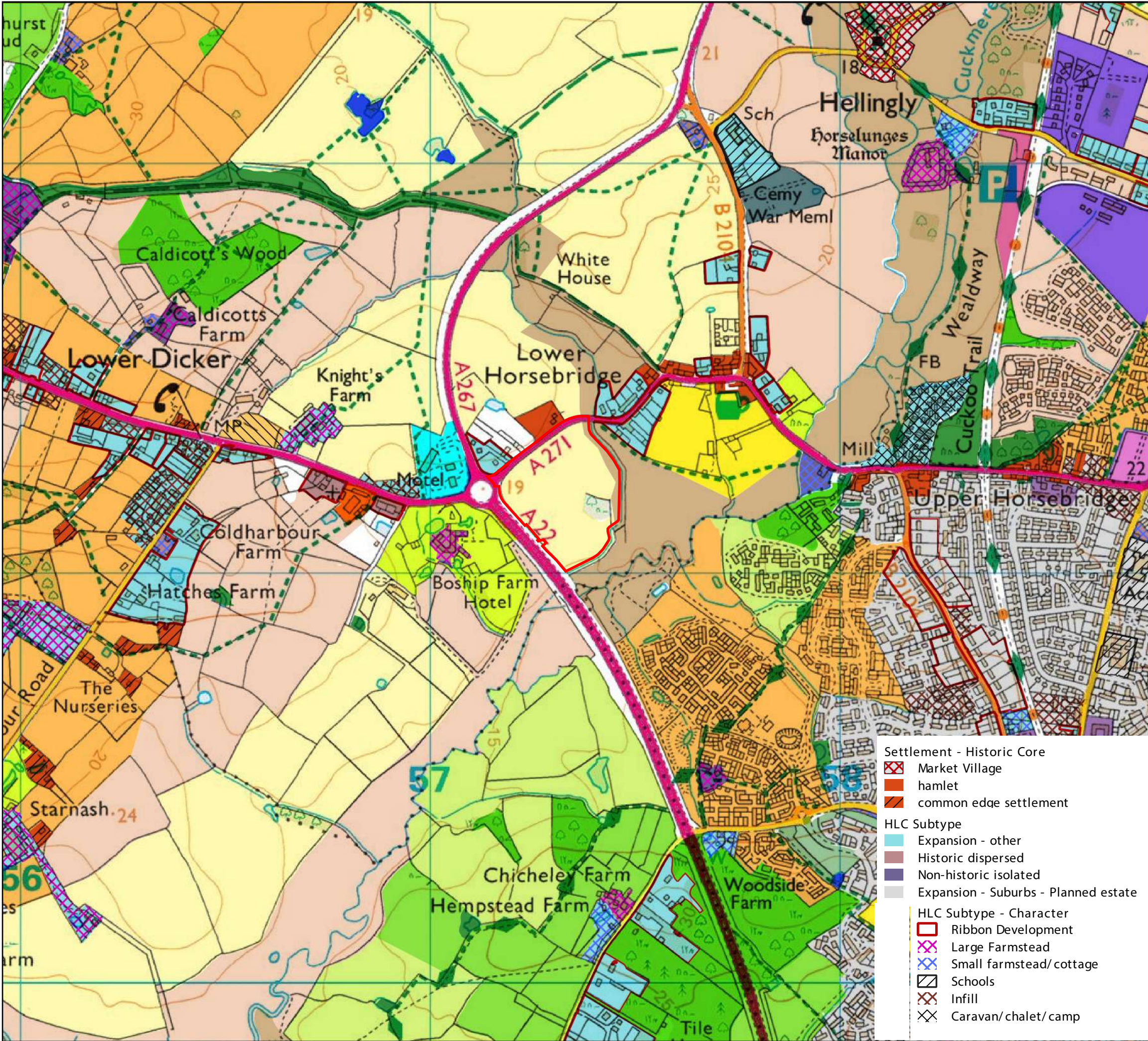
 LCT 3: Wooded clay vale (Low Weald)
LCA 3A: Uckfield to Hailsham Wooded Clay Vale

 LCT 6: Wooded slopes (High Weald)
LCA 6E: High Weald: Cuckmere / Pevensey Catchment

Landscape Sensitivity Assessment Residential and
Employment Development, 2023

 Hailsham West Assessment Unit





MB FIGURE 10
Historic Landscape Character



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Lower Horsebridge, Hailsham

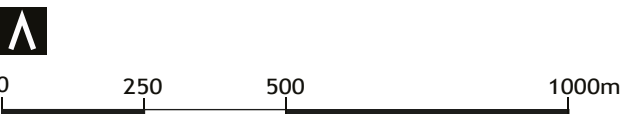
CLIENT
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DATE
March 2024

Legend

- Site
- Sussex Historic Landscape Characterisation, 2010
- HLC Type & Subtype
- Fields
- Aggregate Assart
 - Cohesive Assart
- Formal Enclosure
- Planned private Enclosure
 - Isolated enclosure
- Informal Enclosure
- Irregular piecemeal enclosure
 - Regular piece meal enclosure
 - Modern field amalgamation
- Woodland
- Ancient Semi-natural Assart wood
 - Regenerated - wood
- Unenclosed/Unimproved
- Green
- Designed Landscapes
- Formal Parkland - Cemetery
 - Informal Parkland - Large landscaped garden
- Recreation
- Sports fields
- Horticulture
- Market Gardens/Allotments
 - Nurseries with Greenhouses
- Industry
- Factories
 - Mineral/chemical processing
- Communications
- Motorway Services
 - Stations & Sidings
- Water
- Extraction ponds

- Settlement - Historic Core
- Market Village
 - hamlet
 - common edge settlement
- HLC Subtype
- Expansion - other
 - Historic dispersed
 - Non-historic isolated
 - Expansion - Suburbs - Planned estate
- HLC Subtype - Character
- Ribbon Development
 - Large Farmstead
 - Small farmstead/ cottage
 - Schools
 - Infill
 - Caravan/ chalet/ camp





MB FIGURE 11

Aerial Photograph



PROJECT
1285
Lower Horsebridge, Hailsham

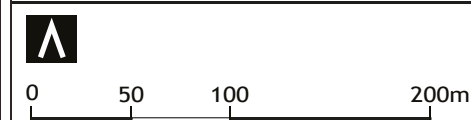
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DATE
February 2024

Legend

-  Site
-  Public Footpath

Aerial Photograph: Google Maps 2022,
Downloaded March 2024





MB FIGURE 12

Aerial Photograph



PROJECT
1285
Lower Horsebridge, Hailsham

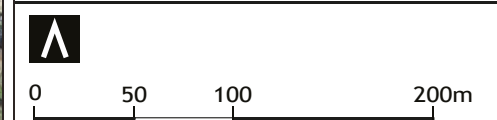
CLIENT
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DATE
February 2024

Legend

-  Site
-  Public Footpath

Aerial Photograph: Google Maps 2022
Proposals: Illustrative Masterplan,
Drwg. No: TOR-XX-ZZ-DR-A-P010, Rev C





MB FIGURE 13

Viewpoint Locations



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Lower Horsebridge, Hailsham

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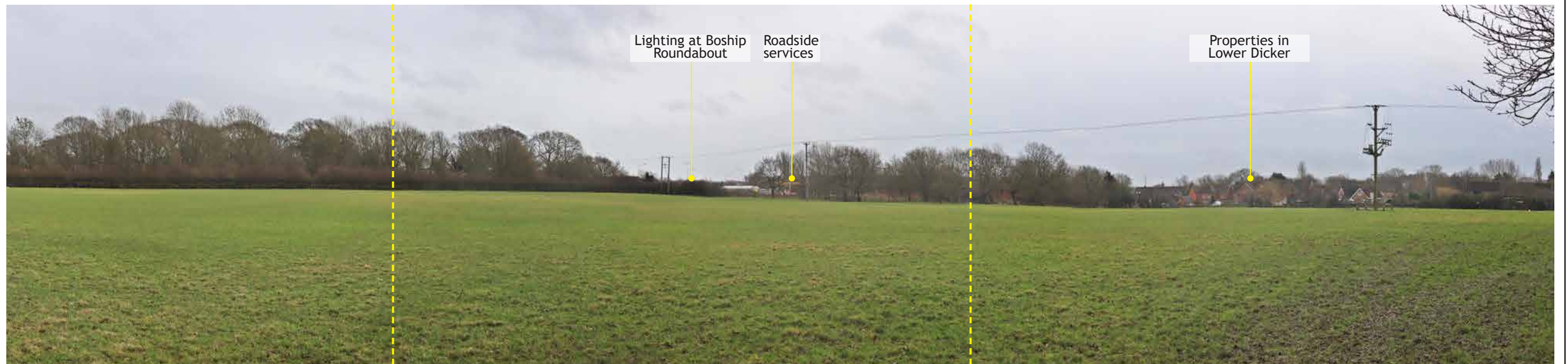
Legend

-  Site
-  Location of Viewpoints A-K
(for photographs refer to Figures 14-35)

Proposals: Illustrative Masterplan,
Drwg. No: TOR-XX-ZZ-DR-A-P010, Rev C



0 50 100 200m



Photograph Information

Latitude: 50.8816433,
Longitude: 0.2289183
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.5m
Date: 13 February 2024
Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°







Fields visible within the site highlighted with red shading.

Tree references: Tree Protection Plan 22175-2, Barrell Tree Consultancy

Photograph Information

Latitude: 50.8793200,

Longitude: 0.2322750

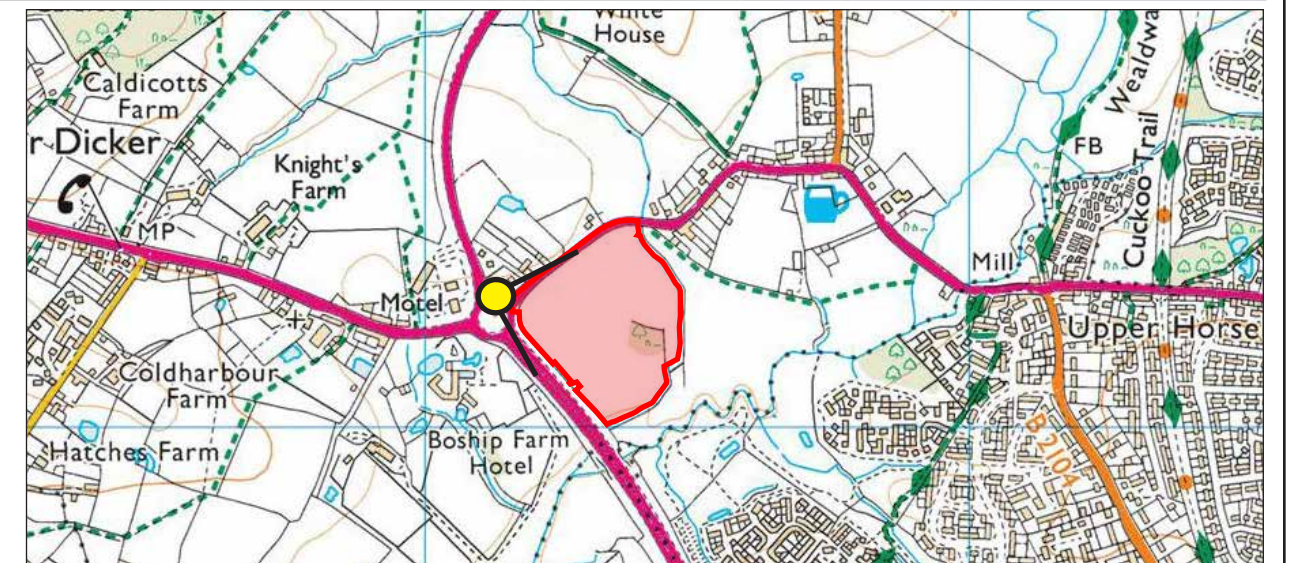
Camera: Canon EOS 6D (Mark II)

Camera Height: 1.5m

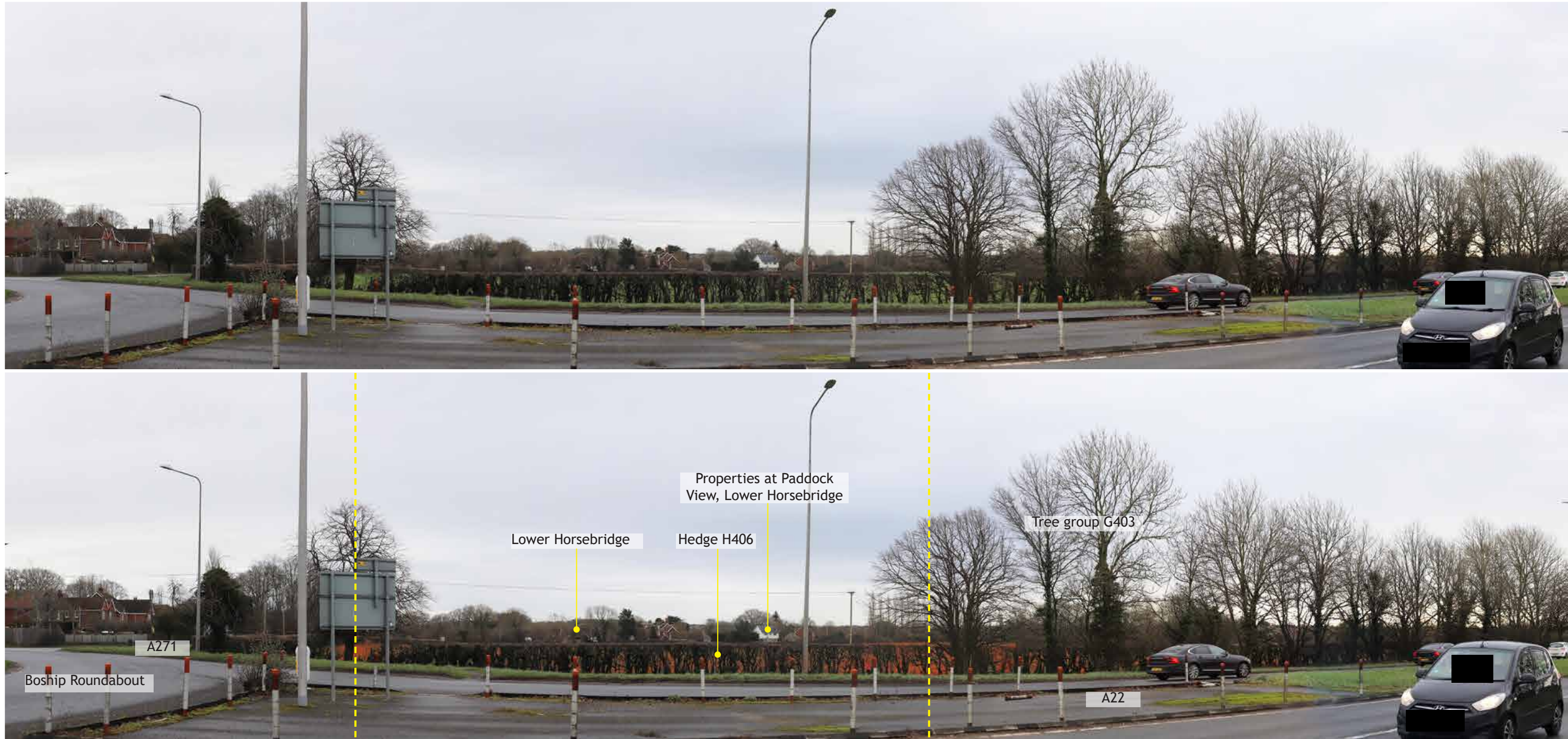
Date: 13 February 2024

Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera

Single Frame Image - Horizontal Field of View: 40°



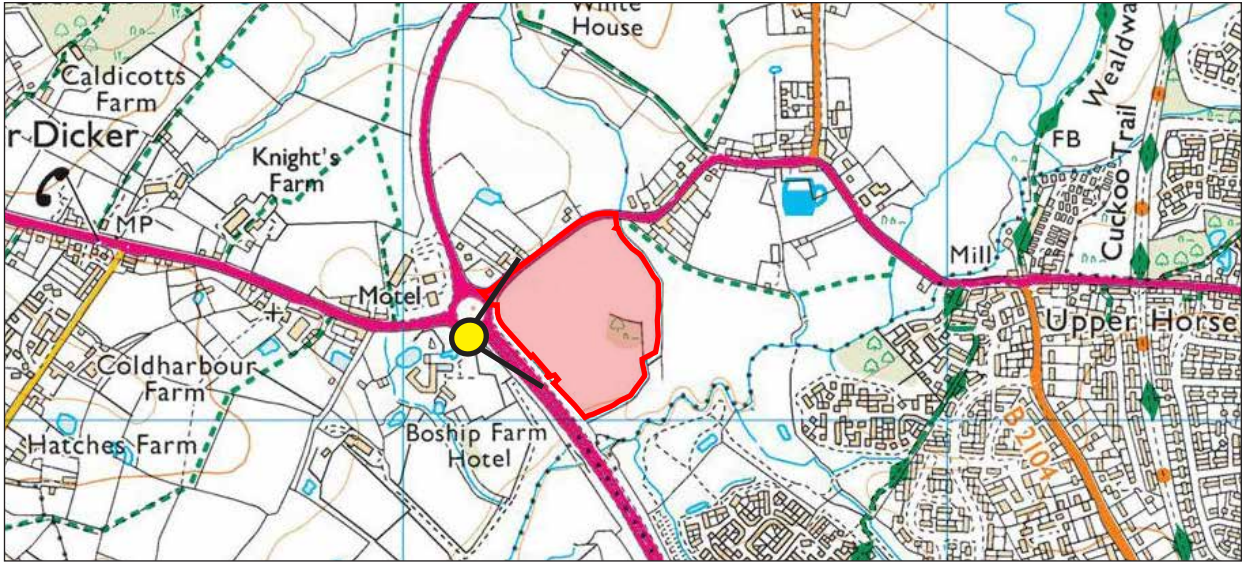




Fields visible within the site highlighted with red shading.
Tree references: Tree Protection Plan 22175-2, Barrell Tree Consultancy

Photograph Information

Latitude: 50.878564,
Longitude: 0.232343
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.5m
Date: 13 February 2024
Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°



MB FIGURE 19
MB Viewpoint C - Boship Roundabout (Single Frame)





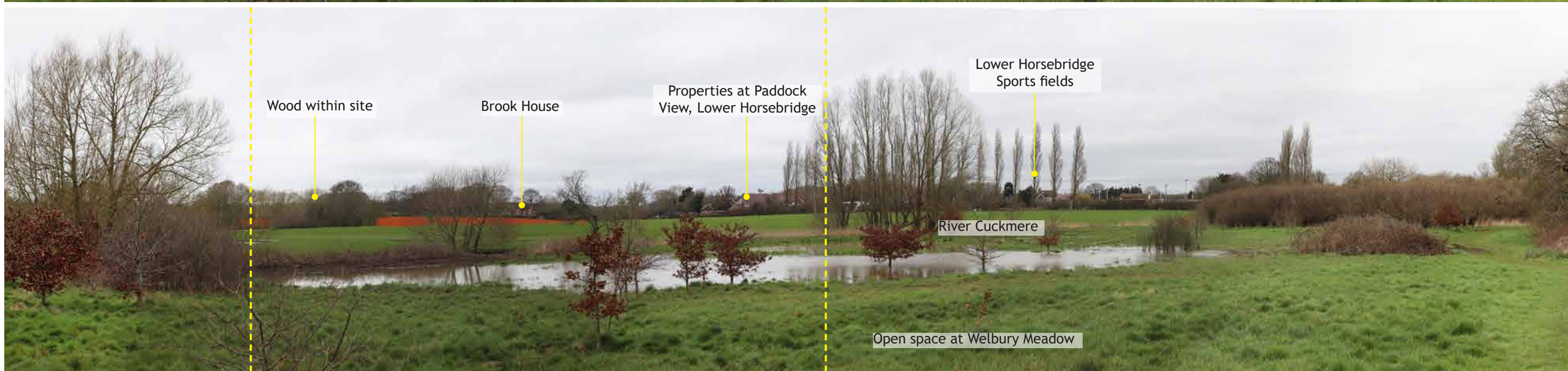
Fields visible within the site highlighted with red shading.
Tree references: Tree Protection Plan 22175-2, Barrell Tree Consultancy

Photograph Information

Latitude: 50.8767650,
Longitude: 0.2369217
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.5m
Date: 13 March 2024
Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°



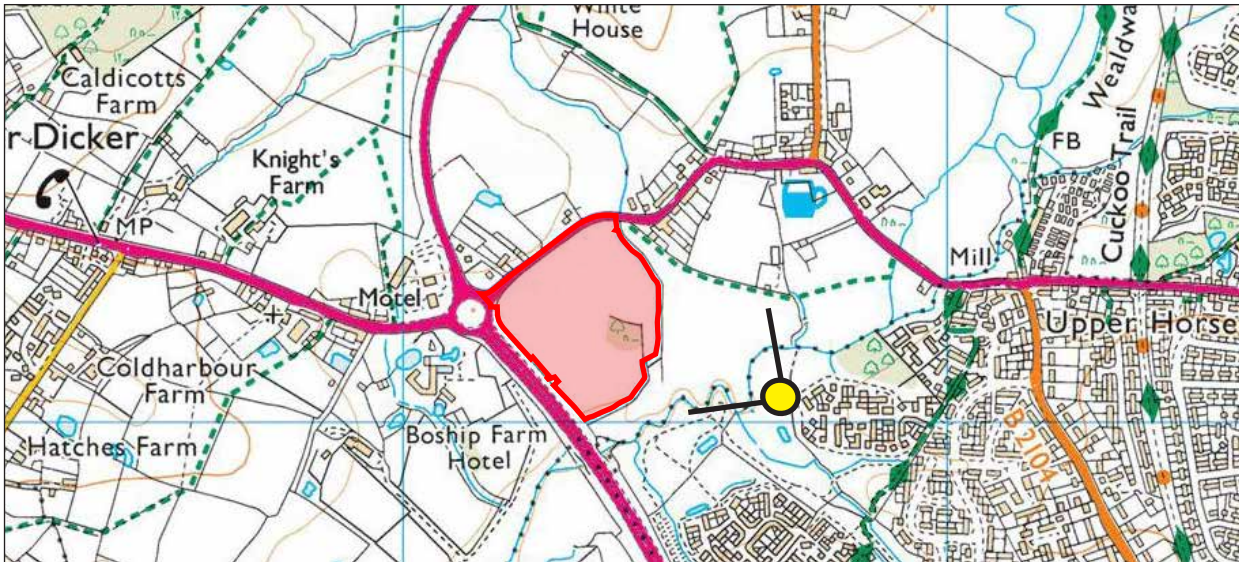




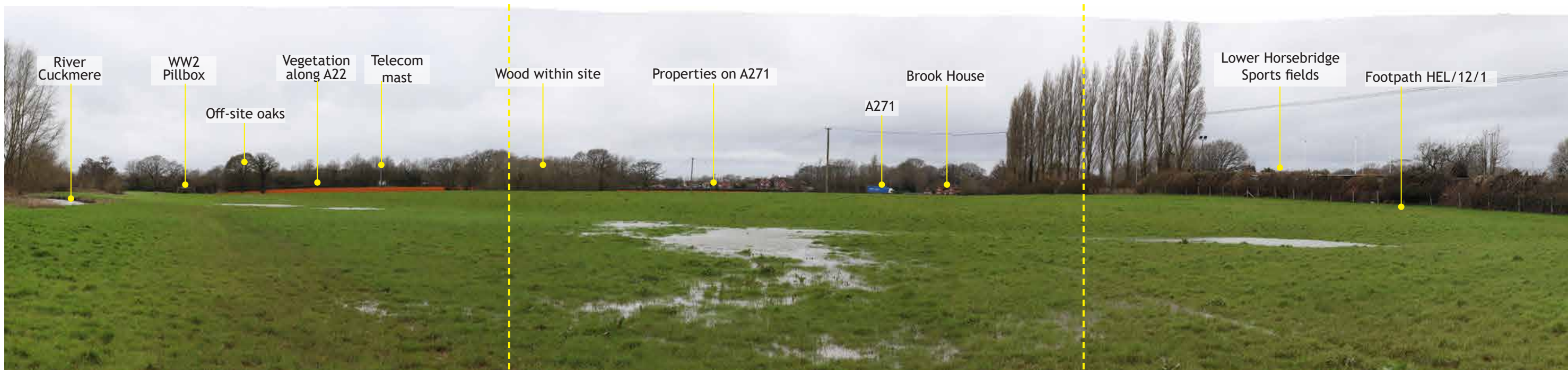
Fields visible within the site highlighted with red shading.

Photograph Information

Latitude: 50.8771983,
Longitude: 0.2399450
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.5m
Date: 13 March 2024
Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°







Fields visible within the site highlighted with red shading.

Photograph Information

Latitude: 50.8785417,
Longitude: 0.2406433
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.5m
Date: 13 March 2024
Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°







Fields visible within the site highlighted with red shading.

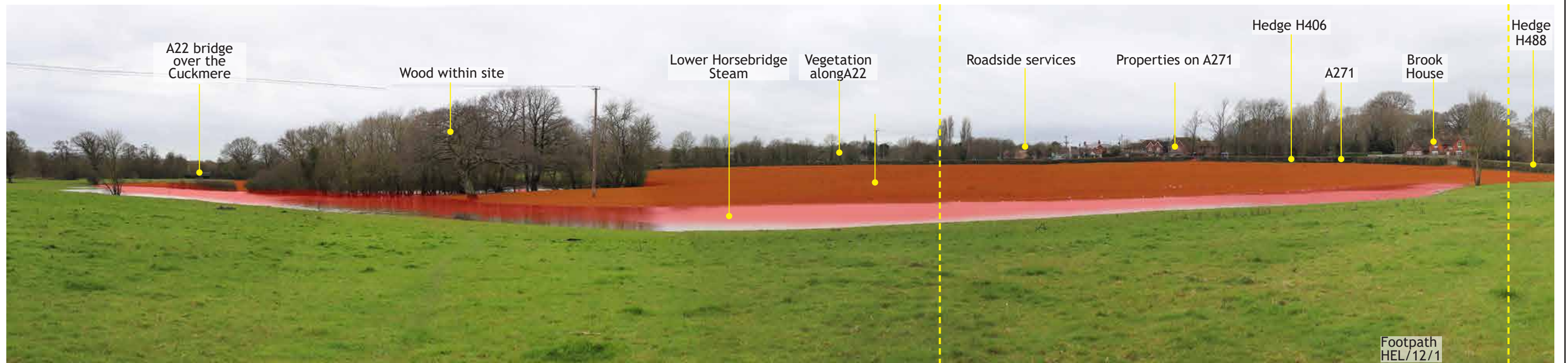
Photograph Information

Latitude: 50.8797117,
Longitude: 0.2431533
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.5m
Date: 13 March 2024
Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°



MB FIGURE 27
MB Viewpoint G - Fp HEL/12/1 at A271 (Single Frame)





Fields visible within the site highlighted with red shading.

Tree references: Tree Protection Plan 22175-2, Barrell Tree Consultancy

Photograph Information

Latitude: 50.8795150,

Longitude: 0.2378200

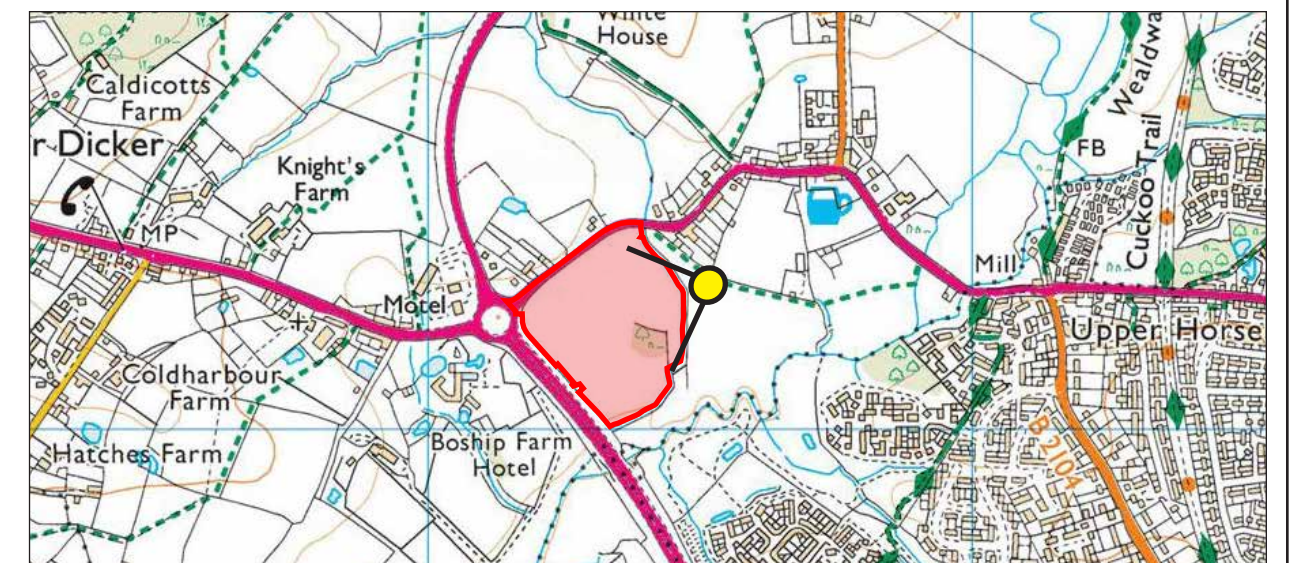
Camera: Canon EOS 6D (Mark II)

Camera Height: 1.5m

Date: 13 March 2024

Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera

Single Frame Image - Horizontal Field of View: 40°







Fields visible within the site highlighted with red shading.

Tree references: Tree Protection Plan 22175-2, Barrell Tree Consultancy

Photograph Information

Latitude: 50.8805000,

Longitude: 0.2357717

Camera: Canon EOS 6D (Mark II)

Camera Height: 1.5m

Date: 13 March 2024

Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera

Single Frame Image - Horizontal Field of View: 40°







Fields visible within the site highlighted with red shading.

Photograph Information

Latitude: 50.8804183,
Longitude: 0.2351883
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.5m
Date: 13 March 2024
Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°



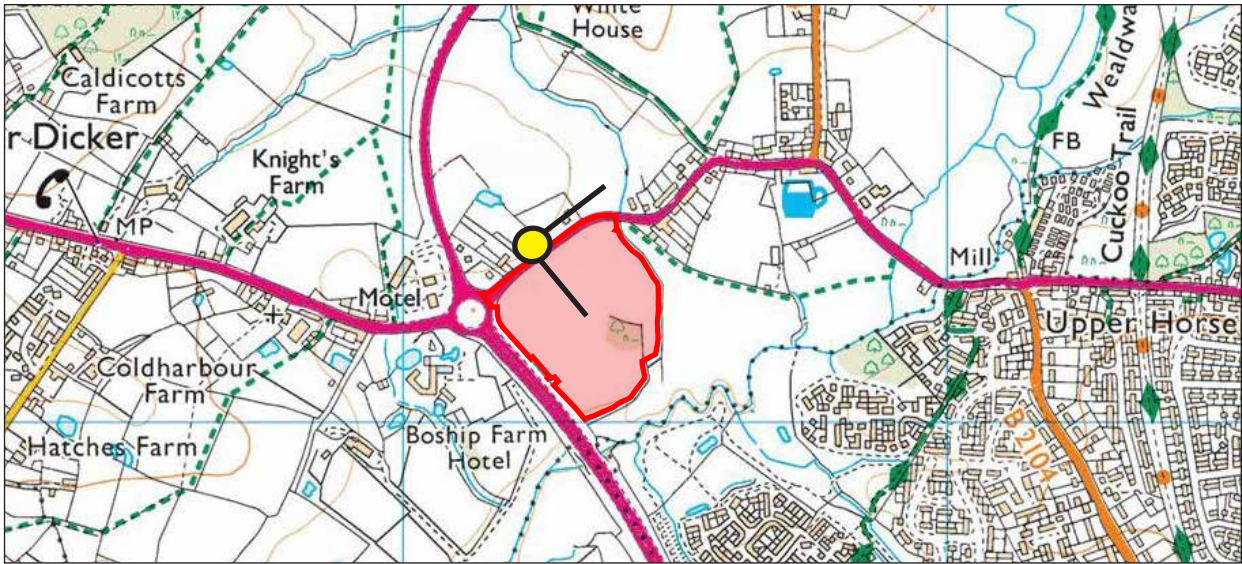




Fields visible within the site highlighted with red shading.
Tree references: Tree Protection Plan 22175-2, Barrell Tree Consultancy

Photograph Information

Latitude: 50.8800283,
Longitude: 0.2343883
Camera: Canon EOS 6D (Mark II)
Camera Height: 1.5m
Date: 13 March 2024
Focal Length: Fixed 50mm Lens on Full Frame 35mm Sensor Camera
Single Frame Image - Horizontal Field of View: 40°







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VAT Registration No. 224 2598 12
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